

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday May 19, 2020, 7:00 pm  
Online Meeting

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MINUTES

GIVEN THE CORONAVIRUS (COVID 19) ISSUES, THE BOARD FELT THAT FOR THEIR SAFETY, AND THAT OF RESIDENTS, THAT THIS BOARD OF DIRECTORS MEETING WOULD BE HELD ONLINE.

In Attendance:

Directors: Paul Boillot, Karen Jerger, Kip MacMillan, Chuck Rhea, and Pam Zernis.

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: Sharon Lennon, Gina Lipp, Vicky O'Donoghue, and Matt Osdiek.

1. Call to order.

Paul Boillot, Vice President, called the meeting to order at 7:02 p.m.

2. Meeting format.

Paul reviewed the meeting ground rules: Attendees microphones will be muted. The Board will try to answer questions when a participant raises their hand by pressing \*9 if calling in, or by pressing the raise hand icon if using the online option. Public comments will be limited to two minutes. Homeowners on the agenda will be provided five minutes to speak, and will be able to respond to any Board questions. Recordings of the meeting are not permitted.

3. Homeowners' issues and concerns.

a) Gina Lipp (1535 W. Pinto Dr., Lot 201): Common area improvements and "Good Community Recognition Award".

Gina is concerned about the impact common area improvements will have on Rafter J wetlands and wildlife, and suggests the HOA seek advisement from entities such as Teton Conservation District. The Board informed Gina that a map or plan for improvements does not currently exist, and the discussion concerning this issue will continue at the next Board meeting. Paul encouraged Gina to stay involved in future discussions, and can do so by attending monthly Board meetings.

Chuck would like access for residents with disabilities to be considered in future trail improvements.

Gina would like the HOA to consider giving special recognition to residents whose actions go above and beyond to keep Rafter J clean and neighborly. The Board supported Gina and asked her to submit her observations to the Rafter J office so that verbal recognition can be given at the Rafter J annual meeting.

4. Approval of the April 28, 2020, Rafter J HOA minutes.

Pam moved to approve the April 28, 2020, minutes. Karen seconded the motion. It passed unanimously.

5. Financial report for April, 2020.

Karen reported that the investment portfolio showed some gains in April. Noted expenses include canopies and a slide for the Big Trail play set.

Following Board discussion, Kip moved to approve the financials as presented. Pam seconded the motion. It passed unanimously.

a) Owners notified of vacated dues for May and June 2020.

Response from owners regarding the Board action to vacate dues was positive.

b) Approve budget for 2020-2021.

Following Board discussion, Chuck moved to approve the 2020-2021 proposed budget. Kip seconded the motion. It passed unanimously.

Karen thanked Nancy for her efforts in preparing the 2020-2021 budget. Karen was able to discuss Rafter J financials with Steve Foster, Rafter J ISD Director, and she would like the HOA and ISD Boards to meet more often.

6. Maintenance report.

a) Lot 336 fence completed.

The northern fence line of Lot 336 was moved to the legal boundary line. The project was completed under budget.

b) Playground improvements.

Bark was installed at both playgrounds. The Big Trail play set has a new slide and new canopies.

c) Wilson ditch.

Wilson ditch irrigation gates will be opened this week. The primary appropriator of the ditch, Roger Seherr-Thoss, will be removing boulders which potentially restrict water flow. Larry will continually remove branches and loose debris from the ditch.

d) Eastside ditch.

Paul asked if the Eastside ditch was running and if a maintenance program has been set up. Larry reported that he has walked the ditch, the water is not running, and he did not notice any maintenance issues. Karen reported that vegetation in the ditch was sprayed, assumedly by the irrigator. Larry has been unable to finalize a ditch maintenance program. Concerns regarding communications with representatives of Paul VonGontard were discussed. Nancy will compile historical communication records, and Larry and Karen will work on improving future communications.

7. ISD report.

a) Tensleep water main break.

Repairs are in progress, top soil should be installed this Friday, and the area hydro-seeded next week.

8. DC report.

a) Stuchal-Cilo (1540 W. Pinto Dr., Lot 197): Fence – Approved.

b) Stuchal-Cilo (1540 W. Pinto Dr., Lot 197): Door – Approved.

- c) Brooks (3355 S. Tensleep Dr., Lot 26 of NE40, unit 26): Deck – Approved.
- d) Poduska (3355 S. Black Baldy Dr., Lot 98): Fence – Approved.
- e) Ostdiek (1925 W. Bunk House Dr., Lot 249): Addition – Approved.

Matt Ostdiek requested to use the common area to access his Lot during construction. The Board instructed Matt that common area access is only for machinery and materials, and the area will need to be restored to pre-construction status. The Board, at a later date, will address the necessity of setting up a policy for future requests.

Kip moved to allow common area access. Pam seconded the motion. It passed unanimously.

- f) Wiseman (3445 S. Shorthorn Dr., Lot 135): Paint – Approved.
- g) Zawacki (3200 S. Single Tree Dr., Lot 273): Paint – Approved.
- h) Fisher (1650 W. Quarterhorse Dr., Lot 181): Fence – Approved.
- i) Eldredge-Casper (1655 W. Quarterhorse Dr., Lot 192): Paint - Approved.
- j) Spaulding (3175 S. Beaverslide Dr., Lot 10): New siding - Denied.

The proposed siding material was not approved by Design Committee because the CCRs clearly state that pressed wood and pressed board are not approved materials. Visual impact and performance of the proposed product were discussed. The Board supports the Design Committee's decision of denying the application. The owner will need to submit a new sample to the Design Committee.

9. Old business.

- a) Adams ditch maintenance.

Larry will obtain a bid for removing vegetation from Adams ditch. The bid should help identify the scope of work and how to move forward.

- b) Rafter J annual picnic update.

Due to current social distancing recommendations, the Rafter J annual picnic is cancelled. Karen suggested having an event in the fall.

- c) Rafter J employee job descriptions.

Larry and Nancy updated the existing Rafter J employee job descriptions for their respective positions. Karen offered to be involved with annual employee evaluations.

10. New business.

- a) Zoom meeting format.

The Board thanked Pam for suggesting using the Zoom app for this meeting. Zoom seems to be a viable medium for future meetings.

- b) Rafter J annual meeting.

Conducting the Rafter J annual meeting at Legacy Lodge will not be possible due to coronavirus issues. The Board will discuss other options.

11. Review action items.

The Board reviewed the action items and removed those that were completed.

12. Adjourn.

Paul adjourned the meeting at 8:43 p.m.