

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, March 24, 2015
Rafter J Office**

MINUTES

In Attendance:

Directors: Kip MacMillan, Joe Greene, Paul Boillot, Bing Linhardt, and Pam Zernis

Staff: Cynthia Wiley and Chuck McCleary

Homeowners: Randy Woodford and Thomas Mikkelsen

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:00 p.m.

2. Homeowners' issues and concerns

Randy Woodford asked what the Board plans are with respect to lot 332 and what the time line is. Kip replied that Dog Jax has not made a firm proposal and that the Board communicates with homeowners that are e-mailed monthly, via website, and open meetings. Randy suggested a land swap.

3. Approval of the February 17, 2015, Rafter J HOA minutes.

Bing moved to approve the February 17, 2015, minutes. The motion was seconded by Pam. It passed unanimously.

4. Financial report for February, 2015.

Following discussion of several line items, Bing moved to approve the financial report. The motion was seconded by Paul. It passed unanimously.

5. Maintenance report.

Street sweeping: Hunt Construction is scheduled to sweep Rafter J streets this week.

Playset: Chuck has ordered new parts from Rainbow to repair the playground set in the central Rafter J Park. The Plexiglas and the backing plate for the slide will be replaced. Chuck also agreed to remove the broken Plexiglas and replace it with plywood until the new Plexiglas part arrives.

Osprey nest: The cost for a 25-30' dead tree with a 12" base is \$800 including delivery. Chuck agreed to order the post. Roger Smith was helpful in citing the location and knows someone who will build the platform for the nest.

Water and Sewer certification: Chuck will be in Casper April 20-25 for training.

6. ISD report

A major Rafter J water leak has been found along Spring Valley Rd. and the area has the valve off. The ISD will meet on Friday to discuss a long-term solution.

7. Old business.

a) Rafter J storage area

The Board received a draft letter from Pierson requesting that the County review the Rafter J storage area project under the 1978, rather than the 2015, Land Development Regulations.

Bing pointed out that the storage area has low occupancy at this time of the year. The Board discussed the possibility of carrying out the storage area redesign project during April of next year.

b) Robert and Kristi Gould (1220 Fresno Dr. – Lot 42): Gravel parking area

The Goulds did not pick up the certified letter from Rafter J at the Post Office. Paul D'Amours agreed to try a different approach. The Goulds still owe Rafter J for half of the gravel area work.

8. New business.

a) Offsite storage for office files

The cost to store two file cabinets offsite is \$85 per month. The Board declined.

b) Paint bids for office and mailbox sheds

We received two bids, Monarch Painting (\$9,600) and Doug Miller (\$8,400); the owners of both companies are Rafter J residents. The Board chose the lower bid.

c) Bids for trash pickup at the two parks

Yellow Iron was the lowest bid: \$50 per month for weekly pickups at both parks. They will replace liners, but Rafter J must supply the trash cans. The cost for 45-gallon metal cans is \$400 each. The project was discussed, but no action taken.

d) Teton County Multiplier

The updated County LDRs for rural zoning (including Rafter J) has separate rules for lot sizes:

1. 35 acres and larger.
2. 3-6 five acres
3. < 3 acres.

The largest gains in allowed home floor square footage is for the smaller lots.

9. Review action items.

The Board discussed the Action Items and removed those already accomplished.

10. Adjournment.

Bing moved to adjourn; the motion was seconded by Paul. It passed unanimously. The meeting adjourned at 8:14 p.m.