

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, May 31, 2016, 7:00 pm
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

Homeowners: Larry Lennon, Karla Swiggum, Karen Jerger, Rob Sgroi, Joe Sebastian, and Jean Day, homeowners

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:03 p.m.

2. Homeowners' issues and concerns.

- a) Karla Swiggum (3300 Black Baldy Dr., Lot 104): update on Paul Von Gontard's ditch. Karla, Jean Day, and Karen Jerger presented a brief update on the watershed study. The homeowners requested the Rafter J HOA Board to write a letter inviting Olson & Associates, a Nebraska-based Engineering Company involved in a Snake River Watershed study, to a site visit at the east side ditch.

Rob Sgroi, a Rafter J homeowner who works for Teton Conservation District, is determining who, in addition to Von Gontard and Rafter J, has water rights to the ditch. Rob will follow up with the main appropriator to see if he will attend a meeting with Olson & Associates when they visit Jackson in late July.

Bing moved to have Rafter J HOA formally request a site visit in July by Olson & Associates and send a copy of the letter to Teton Conservation District. The motion was seconded by Pam. It passed unanimously. Kip agreed to ask the ISD to send a similar request.

Jean Day asked if Rafter J, as an appropriator for the east ditch, can clean the ditch ourselves. Karen Jerger will ask Paul Von Gontard if he will clean the ditch near Morningstar.

- b) Joe Sebastian (1530 Percheron Dr., Lot 149): King Eider and property taxes. Joe asked if the new section of King Eider is part of Rafter J. The Board replied that it is. Joe then asked why the King Eider lots were not assessed taxes. The answer is that the new King Eider homes did not exist when the assessments were issued.
- c) Brent Schaeffer (1265 Bull Rake Dr., Lot 019): access to house via open space. Brent has a home addition approved by the Design Review Committee and would like approval for construction workers to use Rafter J common space, in order to prevent removing a mature aspen tree on his property, to access his house. The Board is concerned about the impact on the Rafter J bike path and common space.

The issue was tabled until Brent can be present at the June meeting.

- d) Bing Linhardt (1205 Hay Sled Dr., Lot 051): grass in vacant lot.
The grass and weeds are no longer manageable in the vacant lot on Hay Sled Dr. The Board agreed that either the homeowner maintains the lot or Rafter J will hire someone to mow it at the homeowner's expense plus a 20% administrative fee.

3. Approval of the April 26, 2016, Rafter J HOA minutes.
Paul moved to approve the April 26, 2016, minutes. The motion was seconded by Pam. It passed unanimously.

4. Financial report for April, 2016.
Following discussion of several line items, Bing moved to approve the financial report. The motion was seconded by Paul. It passed unanimously.

- a) 2016-17 Budget review.
The Board agreed to raise the 2016/17 Rafter J homeowners association dues (including single-family homes, townhomes, vacant lots, commercial properties, and storage area) by 3%. Budget operation expenses were adjusted based upon last year's final expenditures.

Pam moved to approve the 2016/17 budget as presented. The motion was seconded by Paul. It passed unanimously.

- b) Update on credit cards.
Cynthia spoke with Barb Fields who suggested using QuickBooks to handle homeowner's payments via credit cards. Rates are 3% and a \$3.00 service fee would be added to cover the \$70 reader.

5. Maintenance report

- a) Homestead soccer field update.
Landscape of JH is waiting for the rain to stop to treat the weeds. The project should be finished by the end of June.
- b) Rafter J entrance sign.
The new entrance sign is in place. Chuck will work with Delcon to install downward-facing lighting.
- c) New hire: Larry Lennon.
Kip introduced Larry, the new Rafter J maintenance person. Larry will start on Monday, June 13th. Chuck will be available as a consultant for a few weeks, then on call as needed. Paul suggested that Rafter J should apply for a State grant for Larry to attend classes to become a water operator.

6. Design review committee.

- a) Houser (1215 Angus Dr., Lot 78): new paint color for exterior of house.
The review committee approved the new paint colors.
- b) Linhardt (1205 Hay Sled, Lot 51): new paint color for exterior of house.
The review committee approved the new paint colors.
- c) Smilie Times, Inc (3103 Big Trail Dr., Tract 2A): commercial signage.

The review committee did not approve the sign.

- d) Horn (1190 Fresno Dr., Lot 39): control fence.
The review committee approved a five-foot control fence.
- e) Buehler (1545 Clydesdale, Lot 153): shed.
The review committee approved the shed.
- f) Zawacki (3200 Single Tree Dr., Lot 273): shed.
The review committee approved the shed.
- g) Lotshaw (3315 Cow Camp Dr., Lot 254): addition.
The review committee approved the addition.
- h) Schaffer (1265 Bull Rake Dr., Lot 19): addition.
The review committee approved the addition.
- i) Wonson (1650 Quarterhorse Dr., Lot 181): update existing deck.
The review committee approved the update on the back deck.

7. Old business.
None.

8. New business.
None.

9. Review action items.
The Board discussed the Action Items and removed those which have been completed.

10. Adjournment.
Bing moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 8:53 p.m.