

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, June 21, 2016, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

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

Staff: Cynthia Wiley and Larry Lennon

Homeowners: Brent Schaffer, Candace Garber, John Labrec, Lynne Wagner, and Vern Martin, homeowners

1. Call to order.

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

2. Homeowners' issues and concerns.

a) Brent Schaffer (1265 Bull Rake Dr., Lot 19): permission to drive on open space.

Brent recently had an addition to his house approved by the Design Review Committee. He requested permission from the Board to allow contractors to access his home through open space from Ten Sleep Drive. They will not cross the bicycle path. The Board approved his request.

b) Homeowner (3315 Cow Camp Dr., Lot 254): permission to drive on open space.

The homeowner allowed contractors to drive on the Rafter J open space without Board approval. This is a violation of Rafter J covenants.

c) Candace Garber (Unit 804 Cedarwoods): Removal of aspen trees in Rafter J open space.

The Board previously gave Cedarwoods permission to plant aspen trees on Rafter J open space in order to block headlights on Big Trails and Homestead. However, the trees have now grown tall enough that they block view corridors as well. Candace and Pam Zernis, a homeowner on Quarter Horse, have agreed to purchase evergreen shrubs which will block headlights, but not views. They requested permission to replace the aspen trees.

Vern Martin noted that the trees are planted over a water line and must be removed carefully. The Board had no objection to replacing the aspen trees, provided the shrubs were not planted in the water line right of way and that the Cedarwoods Homeowners Association approved.

d) John Labrec & Lynne Wagner (1550 Percheron Dr., Lot 151): Storage

John and Lynne asked the Board about updating the existing storage area. Board members replied they had spent a lot of time working on possible reconfigurations of the storage area. A landscape architect was hired to propose approaches to generating more spaces, but all solutions proved to be far too expensive. Paul offered to allow John and Lynne to look through the current HOA file on the storage area and offer suggestions.

3. Approval of the May 31, 2016, Rafter J HOA minutes.
Pam moved to approve the May 31, 2016, minutes. The motion was seconded by Paul. It passed unanimously.
4. Financial report for May, 2016.
Following discussion of several line items, Paul moved to approve the financial report. The motion was seconded by Joe. It passed unanimously.
 - a) Update on credit cards.
There was discussion on the use of credit cards, and/or ACH, to pay homeowners fees. The consensus was to only pursue these options for annual and, perhaps, semi-annual payments, but not for monthly payments. Further discussion was tabled until next meeting. The Board would like Barb Fields, Rafter J accountant, to be present and participate in the discussion.
5. Maintenance report
 - a) Soccer field update - Homestead Dr.
Larry spoke with Brian from Landscape of Jackson Hole. The weeds in the Homestead Park have been sprayed and will be removed before Brian adds top soil and grass seed.
 - b) Entrance sign
The Board approved the addition of downward lighting for the Rafter J entrance sign. The shadow box will cost \$822 and should be covered by the insurance company of the person who collided with the original sign.
 - c) Dirt pile near electric box at Big Trails and Highway 89.
Cynthia will again request WYDOT to remove the pile of dirt near the electrical box.
 - d) Mowing Rafter J open space.
Jack Vosika, with Teton Rental, called to inquire about mowing the open space. Kip would like to have the grass hayed. Larry will ask Jack if they will hay the open space. Larry will also contact TLC to find out when they will be finished spraying invasive weeds in the open space so that mowing can be scheduled.
 - e) Office sign.
The Board agreed to install a Rafter J office sign constructed of the same material as Rafter J street signs. The sign will be double sided, placed perpendicular to Big Trails, and will mimic the design of the entrance sign. Jackson Signs has provided an estimate of \$2,800 for the sign plus \$300 for installation.

Paul moved to approve the office sign and the cost for installation. The motion was seconded by Pam. It passed three to one.
 - f) Vacant lot maintenance.
The Board updated the Rafter J vacant-lot maintenance rule.

Pam moved that Rafter J vacant-lot owners must spray their weeds each spring and mow the lot at least once a month from June through September. If the homeowner doesn't maintain the vacant lot, the HOA will hire a professional company to do it and charge the

homeowner. An additional 20% administrative fee will also be charged to the homeowner. The motion was seconded by Paul. It passed unanimously.

6. Design review committee.

a) Brown (3155 Pitch Fork Dr., Lot 31): control fence.

The review committee approved a five-foot control fence.

b) Wonson (1650 Quarterhorse Dr., Lot 181): exterior and door paint color.

The review committee approved the front-door paint color. The exterior paint color was not approved.

c) Spence (3165 King Eider Rd., Lot 325-054): extension to existing deck.

The review committee approved a deck extension.

d) King (3170 King Eider Rd., Lot 325-035): new windows and roof.

The review committee approved new windows, the window location, and a roof over the sunroom.

e) Craighead (1665 Quarterhorse Dr., Lot 191): control fence and new garage door.

The review committee approved a five-foot control fence. A new garage door and color were also approved.

f) Rafter J HOA (2951 Big Trail Dr.): new office sign

The review committee approved the design of the new office sign.

7. Old business.

None.

8. New business

a) Review and clarify February 23, 2016, meeting minutes. #5 Old business.

Pam moved to change the language to: "Corral & Stable lot: Paul D'Amours, Rafter J lawyer, advised the HOA to leave Lot 332 as part of Tract 3A, LLC." The motion was seconded by Paul. It passed unanimously.

9. Review action items.

The Board discussed the Action Items and removed those which have been completed.

10. Adjournment.

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