

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, August 11, 2015
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

Homeowners: Charlie Ross, Jessica Brown, and Brent Schaffer

1. Call to order.

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

2. Homeowners' issues and concerns

a) Charlie Ross (3175 King Eider Rd., Lot 325-062) inquiry on lot 332

Charlie is the President and founder of the local Jackson Hole Lacrosse Club. He is also a Rafter J homeowner. Charlie proposed that lot 332 become a lacrosse field with bathrooms, car and bus parking, a drop off location, a storage building, a half basketball court with a wall around it, and an 880 square foot residential unit for a site manager. This would require a change in Rafter J CC&Rs. Charlie presented schematic site drawings.

b) Jessica Brown (3155 Pitch Fork Dr., Lot 31): discussion of open space mowing

Jessica is a new homeowner in Rafter J whose lot borders open space.

Rafter J mows open space to reduce the chance of fire danger and for weed control. Rafter J tried to find someone to hay the open space this year, but was unsuccessful.

Jessica appreciates the ascetics of the tall grass, which is natural habitat for small animals, snakes and birds.

Jessica agreed to chair a committee, with representatives from around the subdivision, to investigate safety requirements and homeowners desires for open-space mowing within Rafter J. The goal is to develop a comprehensive plan for Rafter J.

c) Maggie Schilling (1015 Brahma Dr., Lot 111): request to pay someone to mow the open space behind her house yearly

The Board decided to wait for Jessica Brown's initial report.

d) Brent Schaffer (1265 Bull Rake Dr., Lot 19): trash cans at mailbox sheds

Brent requested to purchase five 95 gal. trash cans and place one in each mailbox location primarily as a collection point for poop bags. The lids will be locked to stop dumping and will each have a 2"x18" slot. Pick up will be once a month.

Paul moved to test the idea for a year. Brent volunteered to be responsible for the set up and for collecting data to see if the system is working. The motion was seconded by Bing and passed with three in favor, one against, and one abstention.

e) Rachel Spellman (1550 Colt Dr., Lot 205): landscape the island on Colt Drive cul-de-sac

Bing moved to encourage the proposal to beautify the cul-de-sac, but with more than one tree. The motion was seconded by Paul. It passed unanimously.

- f) Rick Holding (1915 Buck Rail Dr., Lot 209): variance from HOA Board in 1997 to allow for the placement of decorative rocks on easement

The 1997 HOA minutes are not available.

- 3. Approval of the June 30, 2015, Rafter J HOA minutes.
Bing moved to approve the June 30, 2015, minutes. The motion was seconded by Pam. It passed unanimously.
- 4. Financial report for June, 2015.
Following discussion of several line items, Bing moved to approve the financial report. The motion was seconded by Pam. It passed unanimously.
- 5. Design Review Committee report
 - a) River Crossing (3205 Big Trail Dr., Lot 330A): addition/new shingles
The DRC approved the new bathroom addition and the new shingles.
 - b) Smilie Times, Inc. (3103 Big Trail Dr., Tract 2A): new window placement
The DRC approved the new window placements.
 - c) Sandretto (1255 Hay Sled Dr., Lot 46): addition
The DRC did not approve the addition.
 - d) Bridges (1930 American Brant, Lot 325-021): entry walkway cover
The DRC did not approve the entry walkway cover.
 - e) Summit Crest Construction, LLC (3215 King Eider Rd., Lot 325-049): new house plans
The DRC did not approve the new building plans.
 - f) NE 40 HOA: tennis court removal/new landscaping
The DRC approved the new landscape plan.
 - g) Mestraud (3420 Hayloft Dr., Lot 210): privacy fence
The DRC approved a 6' privacy fence.
- 6. Old business.
 - a) Rafter J storage area
Paul said the flags to mark parking spaces have arrived. Chuck will pick up spikes at a local hardware store.
 - b) DRC updates – Chris Moulder
The Board will email comments to Chris on the proposed new design rules.
- 7. New business.
 - a) Non-compliant Parking – New Rule
Bing and Joe will reconsider the wording in the new rule.
 - b) Paul noted that the canvas on the playset at the central playground needs to be repaired. He also expressed concern about drones being flown in the neighborhood.

8. Review action items.

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

9. Adjournment.

Pam moved to adjourn; the motion was seconded by Bing. It passed unanimously. The meeting adjourned at 9:27 p.m.