

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Thursday, September 14, 2017, 7:00 pm  
Rafter J Office

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MINUTES

In Attendance:

Directors: Joe Greene, Kip MacMillan, Paul Boillot, Brooke Gorsage, and Pam Zernis

Staff: Cynthia Wiley and Larry Lennon

Homeowners: Karen Jerger, Tyson & Megan Slater, Jim Turley, Erin Turley, Larry Kummer, Joe Sebastian, Mark Dalby, and Frances Kravetsky

1. Call to order.

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

2. Homeowners' issues and concerns

a) Tyson and Megan Slater (3270 King Eider Rd., Lot 325-043): red door variance  
The Board recommended that the Slaters make their request at the October 3<sup>rd</sup> DRC meeting.

b) Karen Jerger (1190 Hay Sled Dr., Lot 057): update on eastside ditch  
Karen Jerger presented an update on Rafter J crawlspace flooding. Results from the Homeowner Survey suggest that the problem is significant for a large number of homeowners. Data collected during the Eastside Ditch flow study will be available in late October. The study group asked the Board to consider hiring an hydrology consultant to provide additional input. They also asked that Larry Lennon follow-up with Mr. VonGontard about burning vegetation growing in the ditch next spring.

c) Frances Kravetsky (1205 Fresno Dr., Lot 037): standing water  
Frances expressed additional concern about the eastside ditch and the amount of standing water in adjacent homeowner backyards.

d) Larry Kummer (1930 Cinnamon Teal Road, Lot 325-007): annual meeting follow up  
Larry asked about the price Rafter J paid for Tract 3A and lot 332; he thought they were good investments. Larry stated he did not want speed bumps in Rafter J, thanked the Board for their efforts on behalf of Rafter J, and said they were doing a great job.

e) Erin Turley (3160 King Eider Rd., Lot 325-034): construction mess  
Erin reported that there is a lot of trash around the new construction site in King Eider. Larry agreed to visit the site and discuss the issue with the construction crew.

f) Mark Dalby (1260 Bull Rake Dr., Lot 22): trail development and maintenance  
Mark is interested in helping out with Rafter J trail development and maintenance. He volunteered to work with Pam Zernis on the project.

g) Lou Centrella (Lot 279, renter): reimbursement for noxious weed spraying  
Lou said he has been spraying noxious weeds throughout Rafter J for many years and would like to be reimbursed for the solution he buys at Teton County Weed and Pest. The Board asked him to present receipts and a map marking the locations he has sprayed.

3. Approval of the August 8, 2017, Rafter J HOA minutes

Paul moved to approve the August 8, 2017, minutes. The motion was seconded by Brooke. It passed unanimously.

4. Financial report for August, 2017

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

5. Maintenance report

a) Storage area

A concrete pad has been poured and a podium installed at the entrance to the Rafter J storage area; we are waiting for the electrician. The new gate should arrive in approximately eight weeks.

b) Update on Bobcat

Larry will meet tomorrow with a local dealer to discuss whether Rafter J should lease or purchase a Bobcat for snow removal.

c) Ditch grates

For safety reasons, grates were installed at the ends of all Rafter J culverts. The grates will have to be cleaned daily.

6. ISD report

None.

7. DRC report

a) Wylie (1555 Percheron Dr., Lot 140): house plans – Tabled

b) Children's Learning Center (1300 Valley Springs Rd., Lot 331): greenhouse – Declined

c) Dutro (1930 Buck Rail Dr., Lot 222): new roof material – Approved

8. Old business

a) Trout stocking of Rafter J ponds.

Brian Remlinger told Larry that the Rafter J ponds are healthy and will sustain a substantial trout population. Stocking is best done in the colder months. However, the addition of more trout will not help with the algae problem.

Paul moved to restock the Rafter J ponds with 300 trout. The motion was seconded by Brooke. It passed: three in favor, one against.

9. New business

a) Election of Officers

Brooke Goarsage and Pam Zernis won the 2017 Rafter J Homeowners elections. The following is the 2017/18 HOA officer's slate: Kip (President), Paul (Vice-President), Pam (Treasurer), Joe (Secretary), and Brooke (Director-at-Large).

b) Wyoming Adopt-a-Highway program

The Chamber of Commerce asked if Rafter J wanted to maintain the highway from the Rafter J main entrance to just north of the truck pullout south of Smith's grocery store (a distance of 1 mile). Cleanup would take place each spring and fall.

The Board thought it was a good idea.

c) The Board thanked Cynthia for the great job she has done while working at Rafter J and wished her luck at her new job!

10. Review action items

The Board discussed the Action Items and removed those that were completed.

11. Adjourn

Brooke moved to adjourn; the motion was seconded by Paul. It passed unanimously. The meeting adjourned at 8:20 p.m.