

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
MEETING MINUTES—APPROVED  
June 21, 2005 at 7:00 p.m.  
Rafter J Office**

**IN ATTENDANCE:**

**DIRECTORS:** Vernon Martin, Kip MacMillan, Jim Huspek, and Chuck Rhea    **Absent:** Don Martin

**STAFF:** Chuck McCleary and Cheryl Fischer

**HOMEOWNERS:** Nate McClennen, Chuck Schneebeck, Diane Peterson, Dave Hewitt, and Dave McIntosh

**OTHER:** Matt Ostdiek, Rendezvous Engineering Paul D'Amours, Hess, Carlman, and D'Amours

**CALL TO ORDER:** Chuck Rhea, President, called the meeting to order at 7:00 p.m. and gave a brief meeting summary.

**MINUTES: (MAY 24, 2005)** Chuck Rhea noted that the May minutes were not available for review and anticipated the May minutes would be available for review and approval at the July meeting.

**ACCEPTANCE OF THE FINANCIAL REPORTS:**

Jim Huspek reported that the ISD line item has been increase to \$134,000 due to cost overruns on the new Water Control Building. The added funding is being accomplished by reducing the Emergency Fund. After comments Chuck R. asked for a motion to approve the budget for the month of May, Vernon so moved, and Jim seconded the motion. All were in favor. Jim also reported that he had received a call from Kirk Meckem with Edward Jones. They discussed investing some of the cash in the Replacement (money market) Fund that is in cash. Kirk recommended U.S. Government Securities Fund A yielding a good interest rate. Kirk felt that the investment would be able to provide 4½% interest and would be provide safety to the original investment. After much discussion it was noted that Jim would set something up for he and Chuck R. to visit with Kirk about this.

**MAINTENANCE REPORT:** Chuck McCleary gave a report on the following:

**Garage Door:** Chuck M. reported damage done to Leverage's garage door that required a repair caused by Chuck's mowing. After comments, Vernon moved to pay Mahoney's Garage Doors for the Leverage garage door repair out of operating funds. Jim seconded the motion. All were in favor.

**Mowing/Cutting Requests:** Chuck M. reported that he has been getting requests for cutting the grass on the private lots that are still vacant along with the grass in the common ground out in the back. He also received a request to cut some deadfall out of a willow in the common ground where there are 150 willows. Chuck M. noted that John Branka has a tractor that cuts grass but didn't know his cost for doing so. Chuck M. offered to call John Branka to determine the cost of the mowing. Jim suggested sending a letter to the vacant property owners to remind them that by the covenants they are responsible for knocking down their grass and or weeds. After discussion, Chuck R. asked Chuck M. to call for an estimate to mow the vacant lots. Chuck R. also commented that homeowners can haul the dead stuff away if they wanted.

**Excess Irrigation water by New Well:** It was noted that Kelly Lockhart had started irrigating and there is a large amount of water coming through Rafter J—the most he has seen since he has been here. Chuck M. noted that the (new) well D project has been flooded. Chuck M. noted that he had talked to Don Barney (Teton County) in what could be done and reported that Don Barney said the problem was totally Kelly Lockhart's problem, to call him first to determine his response, and then escalate the issue if the response is not satisfactory. Chuck M. stated that he had called Mr. Lockhart that morning who noted he would look into it but couldn't promise anything. After much discussion it was decided prepare a formal letter to Mr. Lockhart but to talk to Chuck M. before it was sent.

**Ditch:** The Board, Matt, and Chuck M. discussed the Melody Ranch ditch leakage issue. After discussion it was decided to meet with Melody Ranch representatives about the ditch.

**Patching of 14 Corners [ISD Issue]:** Chuck M. reported that he had received one bid of \$13,533 for patching the 14 roadway corners. Chuck M. further noted that by the Bylaws he must get two more bids.

**CCR (Water Quality) Report [ISD Issue]:** Chuck M. reported receiving the Annual CCR (Consumer Confidence Report). It was noted that Dave Stickel had done the work and the results need to be published. It was further noted that Rafter J can either publish the whole report or just publish a notice saying it is available in the office.

**Bid on New Snow Plow:** Chuck M. shared comments on design for the cone along with a bid of \$6,502.45 from Wedco. It was further noted Wedco would likely lower their bid if Rafter J receives a lower bid.

**Other items reported:** Chuck M. reported emptying the dog dropping collection station twice, but the collection container was removed and replaced by a sign instructing users to dispose of their collection themselves. He also reported receiving a call regarding placement a "For Rent Sign" on a property and the Board concluded that doing so should be discouraged. There were comments on yard sales signs, chlorine, and generator agreement. It was further noted that Matt Ostdiek wanted a copy of the generator agreement.

**Improvement and Service District (ISD) Issues:** The following ISD-related information was reported to the Homeowners Board.

**ENGINEERING REPORT:** Matt Ostdiek gave an update on the following issues.

**Sewer Service:** Matt shared information on sewer lift station number three and showed the Board a map of the lots believed to have problems with sewer service connections and also showing those lots that have sewer service problems but don't have a cleanout at their house. Matt commented on the infrastructure project along with his plans and issues.

Water Service: Matt shared information on the latest water service map revision. Many lots were OK but others showed signs of leakage. The leakage could be on Rafter J side or the residence side and noted he really doesn't know. Chuck R. suggested framing the maps for mounting on the wall so people could come and see what their individual situation is. Matt also noted that he went to the Trenchless Technology seminar in Salt Lake City a couple of weeks prior and found some methods that he is considering using but may not be practical for the short lines.

Water Project: ISD had signed the Wyoming Water Development Commission (WWDC) agreement for the grant money on the water tank. Matt mentioned that he had done the Geo-Test work on that project the previous week. He is waiting on the report so the design can be started as soon as the funding is signed off by the state. There were comments on the dollar figures and comments on modifying the contract to combine this money with money previously negotiated with WWDC into one contract for \$551,000 for a new water tank. It was further noted that the contract is with the state and there is one contract for the grant package. Matt also noted that the water system has been running on the new controls. Comments were noted on the telemetry communication failures, generator, and a possible glitch in the software or the transmitter. Matt further noted there were a few problems on it but nothing fatal. There were also comments on dismantling the old building. It was further noted that the dismantling would begin the next day. Once the old building is gone, the water line ties can be finished and the site cleaned up.

New well: Matt shared comments and options to the problems on the well screen.

Budget: Matt also reported on the project budget. He noted that at the last meeting, the spreadsheet indicated the project was about \$43,000 over budget and he didn't know the status of the new well. To date, the well was within budget but until the sand has been removed, the final cost is unknown. He also noted some concerns on the costs for the Tensleep line crossing the highway and shared the information with the Board in a spreadsheet.

### **HOMEOWNERS' ISSUES AND CONCERNS:**

Nate McClellan was on the agenda to answer any questions regarding the association allowing START buses to pick up Teton Science School students, employees, and faculty as well as any residents at the five postal sheds. It was also noted that the only action to take is the Homeowners Board is to send a letter verifying that the association will allow START buses to pick up in Rafter J.

Chuck Schneebeck, Executive Director of the Responsible Dog Ownership Group (RDOG), and Diane Peterson, Publicist were on the agenda to ask the Board's cooperation and support to provide an RDOG workshop for people who live in Rafter J. They also requested an RDOG flyer be included in the Rafter J mailing and to check with the Church about having the workshop a week after the Annual Meeting.

Dave Hewitt and Dave McIntosh were on the agenda regarding several issues including covenant violations, single families, yards, fences, dogs, speeders, speed bumps, plans for speed abatement, and other issues. Discussion and comments followed.

Covenant Violations: The Board met with Paul D'Amours to discuss enforcing the covenants. The Board identified three homeowners to be sent formal letters of complaint from Paul.

### **CORRESPONDENCE:**

Konitz/Richter Correspondence: The Board reviewed correspondence.

Delinquent Property Owners: The Board discussed the action to take on delinquent property owners.

Hydro-Seed: The Board reviewed a letter regarding the Hydro-seed. Jim stated that he is contacting Craig Jackson.

Health Insurance sub-committee: Chuck R. shared comments on the Health Insurance and described a plan recommended by John with Blue Cross. John also recommended changing the cost responsibility from 80% employer and 20% employee to 75% and 25%, respectively. It was decided to start a Health Reimbursement Account (HRA) and keep the present deductible. It was also suggested that Blue Cross manage the account. The total monthly premium would be \$2,501. It was further noted to set up the HRA account after Cheryl gets back from vacation.

Insurance package renewal for the Homeowner's Association: Jim noted that he had a meeting with Pam Davidson (with Tegeler) regarding insurance. There were comments regarding the possibility of having one policy that covers everything. Jim noted that Pam came up with Rural Special District policy for the ISD Board members only. It was noted it was actually a better policy with higher limits than the HOA's in terms of liability. It was also decided to stay with Safeco for the commercial and auto. It has earthquake and it is an excellent policy—better coverage for same price. The premium would be \$1,500 auto and \$3,500 commercial. It was noted that the HOA Director and Officer Insurance would stay as is and is renewed in December. Jim stated that he would take care of finalizing the insurance packages.

Web-site: Vernon noted he hadn't done anything on the web-site.

Board Meeting Dates for July-December 2005: The Board discussed the July-December Board meeting dates.

River Rock Lodge: Kip stated that he had talked to Pat Holahan of River Rock Lodge regarding the parking lot lights and some other concerns. Kip further stated that he had stopped over there on two separate occasions to look at the lights and stated that the lighting condition is still not acceptable to the nearby residents. Kip noted that Pat stated that her concern is the safety of their staff who generally leave around 11:00 p.m. when the lights go out. Kip suggested to Pat that if the lights in the two southern-most standards were disabled, there would still be plenty of light in the lot, but she wasn't sure that she could do that.

**ADJOURNMENT:** Vernon moved to adjourn. Jim seconded the motion. All were in favor. Meeting adjourned at 10:42 p.m.