

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**MEETING MINUTES—APPROVED**  
**September 27, 2005 at 7:00 p.m.**  
**Rafter J Office**

**IN ATTENDANCE:**

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

**STAFF:** Chuck McCleary and Cheryl Fischer

**HOMEOWNERS:** Don Martin, Chris Meisl, Catherine Wyer, Mimi Saenger, Wayne Ruby, Paul Boillot,  
Kim Sturlin, Vernon Scharp, Craig Gould, Carl Fisher, Phyllis Greene, Paul Martin

**GUESTS/VISITORS:** Matt Ostdiek, Rendezvous Engineering; Bill Shriver; Todd Graus, Allen, Green Turf Landscapes

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

**VISITOR:** Todd Graus, Green Turf Landscapes, attended to investigate the possibility of obtaining fertilization, weed control, or tree spring work from the Rafter J Ranch Homeowners Association. He noted he was really not interested in mowing or landscaping work but rather in the plant health care side. Chuck R. noted that he appreciated his interest and further suggested that he get together with Chuck McCleary and chat with him.

**MINUTES: (JULY 26, 2005)** Jim moved to accept the minutes with some minor typographical corrections. Vernon seconded the motion. All were in favor.

**ACCEPTANCE OF THE FINANCIAL REPORTS:** Jim commented on the utilities stating that our budgeted annual amount had already been spent due to the delay in transferring utility accounts from the HOA to the Improvement and Service and District (ISD). It was also noted that the HOA would be responsible only for the office and shop with regard to electrical and telephone services. Jim noted that the \$5,000 budgeted is what was anticipated for these two buildings. After further comments, Jim moved to transfer \$5,000 from that HOA Contribution to the ISD line item to the HOA utilities line item. Vernon seconded the motion. All were in favor. Vernon noted that both of the entrance lights as well as the water tank electrical billings were being transferred to the ISD. After comments, Vernon moved to approve the August 2005 Cash Flow Report. Jim seconded the motion. All were in favor.

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

- Chuck M. reported he had purchased new tires for both the Chevy and Ford Trucks.
- He also noted that the Chevy Truck had front-end suspension work done on it. It also had a crack in the frame from snowplowing that has been welded and plugged up with extra metal so the truck is ready to go for the winter.
- He is having the plow serviced and checked for cracks and is having a new hydraulic pump and motor installed on the Ford Truck. Chuck further noted it would be ready to go before it snows.
- Chuck noted that he almost has all the painting done in the pump house as far as the piping, floors, and a little bit of touch up.
- He reported he has had some problems with sewer lift number two, pump two. He noted the phase monitor has been dropping out when it gets really cold. He reported that the phase monitor needs to be replaced and shared further comments on when it was last replaced and the cost to replace it. He further noted that he is just monitoring it for now. He also noted that he and Dave Stickel pulled lift one, pump two because it was picking up more hours on the hour meter than pump one. He noted they pulled the pump on the assumption it was plugged but there was nothing in it and hadn't had any problems since. It was further noted it has dropped back to its regular hours now so whatever they did corrected the problem.
- Chuck M. mentioned the DEQ did a sanitary survey and everything looked good. He further noted that when he gets the reports back he would let the board know. Chuck R. asked how a sanitary survey is performed. Chuck M. responded that it is a visual inspection of everything including the pump house, the storage tank, related reports and records. Chuck R. stated that the results should be OK since Rafter J is in compliance with all the testing and everything.

**Other items:** Chuck R. had a question on the water pressure being low in the mornings and wondered if the tank was down. Chuck shared comments on the water tank and pumps. Chuck M. further noted that he had been exercising pumps A and B once a week since it is unwise to let the wells sit there for two to three weeks without being used. Chuck R. asked Chuck M if the fencing that had been budgeted was completed. Chuck M. noted it was done. Chuck M. reported a phone call from Bob Lucas who did the original fence and he hadn't called back yet so Chuck is waiting to hear from him. He said a lot of these poles aren't rotten and the wire is still good. Chuck M. stated that he told Lucas the situation where the wire was being replaced for the same price as using new wire. Chuck M. said Lucas indicated he could do the fence work a lot cheaper by replacing the rails and replacing only the posts that are bad. Chuck M. asked him that if he was really that interested, to walk the fence and provide a bid to pass on to the Board. Jim expressed concern that, while a post might not be rotten, it's unknown how much life is left in it because he doesn't want to have to go back in three years and replace a bunch of posts. Jim also reminded the meeting that there isn't any money to do it this year.

**East Side Ditch:** Chuck R. spoke with the Board regarding the East Side ditch. He talked about the water level in the ditch and gauging the water level on the culvert. Comments followed. Chuck R. further noted that he intends to summarize Rafter J's experience this summer and what was done, and get that summary back to the attorney to have it on record what occurred this summer versus the previous

summer. Chuck R. believed it needed to come out next month. Chuck R. further noted that this is mostly to prepare for the future if ever the problem such as experienced a year ago recurs.

**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:

**Water Meters:** Matt noted that he didn't have too much to report since last month or last meeting other than the water meter cost was provided to Craig Jackson, Teton County Engineer, this week and was not sure if it had gone anywhere. Matt further noted that Rafter J could easily spend what has been budgeted plus some more for just the parts needed and the meters. Jim further noted that Craig would have some kind of meeting with Jim next week because Craig indicated that the next step is to get together with the ISD Board to present the various sides.

**Water Project:** Matt mentioned that he is in the process of totaling up all the invoices related to the Intergovernmental Agreement to be ready for a meeting with the county and the ISD. Matt noted he had received a lot of paperwork from the county. Jim also noted that as soon as he hears from Craig Jackson the meeting could occur. More comments followed on the costs and the final accounting.

**Well:** Matt noted that he did get a hold of Jack Weber today and is hoping to have a meeting in a week and get the state on the phone and discuss the well problem. He reported that he will have a Geologist in Jackson on some other projects this week and hopes to get him and Weber cornered this week to discuss options on the well. It doesn't look very hopeful with the well screen damage. Matt noted one option is to pump test the well. It will still pump water. Matt's attitude is that he is not in favor of spending any more money on the well. Matt also talked about drilling another one and the ISD would have to figure out how to fund that.

**Storage Tank:** Matt reported that he got the GEO-Test report back and he was going to get some Design Work going. Matt also noted bidding it this winter when people aren't so busy in order to get better prices.

**Pump House:** Matt reported that the well controls still need some adjustment but he thinks it would be minor. He thinks this would happen in the next two weeks. Chuck M. commented on the alarms and noted it is working really well.

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

Jack Konitz was on the agenda to discuss water line work on his property and to address the issues. Comments and discussion followed with the Homeowners and ISD Board regarding the issues.

Carl Fisher was on the agenda along with several attending homeowners regarding the water line replacements. Carl further mentioned he would like to revisit with the Board the (ISD) policy and get an understanding of the rationale and what the specific issues are with respect to the existing private galvanized lines. Carl further commented to explore what avenues the ISD is going to pursue with respect to these lines along with what the solutions, costs, and probabilities are. More comments and discussion followed with the Homeowners and ISD Board regarding their issues and concerns.

### **DISCUSSION ITEMS:**

**Correspondence:** The Board reviewed and commented on the incoming and outgoing correspondence of emails and letters. The Board also discussed an email received regarding an incident that happened at the entrance involving a biker who was trying to slide through the intersection without stopping while the individual turned off the highway into the entrance. After comments Chuck R. suggested sending a letter to Jim Chandler telling him Rafter J supports anything he can do to make bicyclists stop or turn there instead of going straight through. Jim noted to be vague on solutions and just mention the intent to support safety.

**Inspection of HOA files:** The Board discussed the issue about the rights of people to get inspection of Homeowners' Association records.

**Hydro-seeding:** Chuck R. mentioned that Chuck M. told him about the hydro seeding and that about an acre is involved. He stated the cost as 6¢ a square foot. Jim noted that Chuck M. was contacting Matt Ostdiek to see if that was a fair price but he hadn't received any feedback. Chuck R. also noted that he said there was also a bid of 3¢ a square foot but the 6¢ offer includes a more thorough job. It was also noted the seeding is for the pump house area and on the hill at the south entrance and not for the pathway areas. After comments if it was decided to wait and talk to Chuck M. more about it and also that it was an ISD expense.

**Web-site:** Vernon stated that he hasn't done anything. Jim further noted that he looked over his ideas that he had on it and thought it was excellent. Jim further commented that he wanted to move on it and would like to get involved in any way that he could to help. Vernon also noted that he is going to turn it over to someone and was going to contact OneWest, the current Rafter J Internet Service Provider.

**Discussion of Job Descriptions:** Tabled.

**Delinquent Property Owners:** The Board discussed the list of delinquent property owners. Chuck R. further noted that he is talking to Paul D'Amours, Attorney, regarding one homeowner.

**River Rock Lodge Parking Lot Lighting:** Kip reported that he has been trying to get the county to bring out a light meter that would measure foot candles at the homeowner's property. Kip discovered in talking with an individual at the county that he doesn't know who has a light meter. Jim offered that Dave Niles had called him and noted that Dave has a meter. Jim noted Dave's point on the glare shields and noted most manufacturers make glare shields. If Dave had the manufacturer's model number he could look it up in his books. After comments, Jim noted to give Dave a call and Kip stated he would call him the next day.

**Debit Cards:** Jim hoped that the debit cards would be here within the next week or two for signatures.

**Other Issues:** There was a comment on a pet incident that occurred in Rafter J. After comments, it was decided to pursue the legal aspect.

Draft policy on Homeowners Debit and Credit: Vernon asked if anybody had any thoughts about the draft policy on how to handle delinquent people. After comments, Vernon further noted he is looking for feedback that basically attests to the reasonableness of the actions to take before he finalizes it. Kip further commented that he thinks it is OK and it could be massaged as time goes on.

**ADJOURNMENT**: Jim moved to adjourn. Vernon seconded the motion. All were in favor. Meeting adjourned at 10:36 p.m.