

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
MEETING MINUTES—APPROVED
June 27, 2006 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, Greg Smith, Ed Krajsky, and Jennifer (Jennie) Poon

OTHER: The HOA Attorney, Paul D'Amours, of 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 30, 2006) It was noted that the minutes were not yet ready for approval.

ACCEPTANCE OF THE FINANCIAL REPORTS:

Vernon moved to approve the Cash Flow Report for May of 2006. Jim seconded the motion. All were in favor. Jim stated that his goal was to have the new budget in front of the Board by the end of the week. Discussion followed, and Jim noted the Board would formally act on the new budget at the July meeting. Jim then moved to proceed with a preliminary budget until the budget is formally approved at the July Board Meeting. Vernon seconded the motion. All were in favor.

MAINTENANCE REPORT: Chuck McCleary gave a report on the following maintenance items:

Sewer: Chuck M. reported that the sewer lift pumps have plugged several times, but he had been able to reverse motors to eject the plug every time.

Water: Chuck M. reported that on wet days the water demand is about 600,000 gallons and on hot days, 800,000 to 900,000 gallons. He happily noted that demand hasn't reached a million gallons a day.

CCR (Consumer Confidence Report): Chuck M. noted that he had talked to Dave Stickel who reported the CCR Report is done for the year for the DEQ. He further noted that Dave would submit the Report by the end of the week.

Weed Spraying Bids: Chuck M. mentioned that he had received three different bids on the weed spraying. After discussion, Chuck M. recommended contracting with Benj Sinclair and reviewing the results. Chuck M. further noted that Benj would start in July which would be covered in the next fiscal year budget. Chuck M. also noted that he obtained an application from the Conservation District to be refunded 50% of the expenses on the spraying they approve. It was also noted that Teton County Weed and Pest had inspected the subdivision. It was further noted that the 50% refund applies to both the labor costs and the chemical costs. Jim also shared comments on the budget and the program for weed spraying.

Postal Building Painting Bid: Chuck M. noted that he had received a bid for painting the postal buildings at \$550 each for the five buildings. It was further noted that Jim and Chuck M. had discussed the situation and had decided to accept the bid. The contractor plans to perform the work throughout the summer as a fill-in activity.

Gravel Pad Areas: Chuck M. noted that Jim had asked him to get a list of those lots with gravel within their ten-foot easement. Chuck M. reported that he had listed lots wherein vehicles are parking on the gravel and those that do not. Chuck R. also mentioned he would personally look at all of listed lots. Chuck R. further noted that the issue was that of parking on and off the street.

Painting Fences: Chuck R. asked Chuck M. to prepare a report on fences that need to be painted and a general fence condition survey for discussion at the next Board meeting.

HOMEOWNERS' ISSUES AND CONCERNS:

Greg Smith and Ed Krajsky commented on the proposed usage of the Corral and Stables Lot 332. They, the Board, and Don Martin discussed this issue.

Jennifer (Jennie) Poon spoke with the Board regarding some vandalism done to their house and suggested creation of a neighborhood watch program. After discussion, Jennie noted that she could talk to a neighbor who had previously approached the Board about a neighborhood watch program to determine what action she had taken. Jennie further commented that she would look into it more.

DISCUSSION ITEMS:

Health Insurance Renewal: The Board discussed the health insurance renewal monthly premium and discussed renewing the policy if it is the same policy as last year. Kip moved to accept the renewal of the health insurance with a possible change in Chuck M.'s status in the future. Jim seconded the motion. All were in favor.

Easement: After discussion between the Board and the HOA attorney, Kip moved for the President to sign the Access Cross-Easements Agreement involving Valley Springs Ranch and Rafter J. Vernon seconded the motion. All were in favor.

House Painting: The Board discussed several owners who had been sent painting letters with the HOA attorney. It was noted that the letters had essentially been ignored. After discussion, the Board directed the action for the attorney to take.

Lower Valley Easement: The Board and the HOA attorney commented on the proposed easement from Lower Valley which would allow the power company to provide a loop hookup for the gas line. The attorney noted that the gas line would run along the southern border of Rafter J through South Park Ranches and stop at the end of Hay Loft Drive. After discussion, Chuck R. directed the attorney to respond to the power company with Rafter J's conditions. Chuck R. also noted that he would personally look at the easement area and further noted that the adjacent property owners should be made aware of what is proposed.

EXECUTIVE SESSION: The Board went into an executive session at 8:22 p.m. and resumed the meeting at 10:15 p.m.

Construction in the Common Areas: Kip reported that he was able to get in touch with the residents who had installed a hidden dog fence within the common area. They said they had moved the dog fence back to their property line. Kip also told them that more than two dogs is not allowed by the covenants. Comments followed, and Kip reported that it had taken a little bit longer than he expected, but the issue was resolved.

Design Committee Member: Jim commented that he would try to make a few calls in the next few weeks in an attempt to find new members for the committee.

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Board Meeting Dates: The Board reviewed the meeting dates for July through December 2006. Kip moved to approve the following meeting dates: July 25th, August 29th, September 26th, October 31st, November 28th, and December 19th. Vernon seconded the motion. All were in favor.

Nominating Committee: The Board announced that Kip would be the chairman of the Nominating Committee for HOA Directors.

Delinquent Property Owners: The Board reviewed and discussed the list of delinquent owners.

Signs and Speeding: The Board discussed a new sign that was placed in Rafter J without Board approval that says "Children Playing". Kip noted that Chuck M. had some signs and he was going to place them appropriately. Kip also reported that Darren Rudd was going to put the radar sign in Rafter J and he has not done so yet. Kip noted that the last time he heard from Darren, the sign was malfunctioning. Kip further noted that he would check with Darren the next day regarding the sign.

River Rock Lodge Parking Lot Lighting: Kip reported that he hasn't heard from Jason Wells other than calling to thank the Board for its support and its actions. Kip further noted that the lights were still on and, in his opinion; the issue is in the hands of the county now. He further noted the HOA has done all it can do. Discussion followed, and it was noted to have the HOA attorney call the county attorney to put more pressure on the county to follow through to have the extra lights extinguished.

Covenant Violation Inspections: The Board noted that the issue of routinely inspecting for violations was discussed in the previous meeting. The Board also reviewed a letter to be sent to an individual with a covenant violation. After discussion, Chuck R. signed the letter, and the actions to be taken if the violation was not taken care of within the specified time were noted.

Correspondence: Chuck R. noted the incoming correspondence.

Culvert: The Board discussed the issue of fixing the culvert installation at the south entrance.

Other: Chuck R. mentioned that Cheryl was going to be out of the office the next week.

ADJOURNMENT: Jim moved to adjourn. Kip seconded the motion. All were in favor. Meeting adjourned at 10:35 p.m.