

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**  
**February 27, 2007, at 7:00 p.m.**  
**Rafter J Office**

**In Attendance:**

**Directors:** Vernon Martin, Kip MacMillan, Joe Greene, Jason Wells, and Chuck Rhea

**Staff:** Cheryl Fischer

**Homeowners:** Jim Huspek

**Others:** Matt Ostdiek, Rendezvous Engineering

**President's Report:** Kip MacMillan, President, called the meeting to order at 7:02 p.m.

**Minutes:** The January minutes were not available, but the Board reviewed the January action item handout.

**Financial Reports:** Jason presented the December and January Financial Reports. He noted that the utilities line item was negative due to the fact that we received a patronage check from Lower Valley. Vernon moved to accept the December and January Financial Reports. Joe seconded the motion. All were in favor.

**Maintenance Report:** Kip reported that he had spoken with Chuck M. and that there were no major maintenance concerns at the moment.

**Improvement and Service District (ISD) Issues:** Matt Ostdiek of Rendezvous Engineering presented the following summary of ISD-related activities.

- **Infrastructure Improvement Project:** Matt noted that the infrastructure project is far behind schedule. He is hoping to have the bids out by March 9<sup>th</sup>. He further noted that it is too late for doing anything this winter. The present plan is to replace water main valves, install water meters, and fix leaking manholes and sewer service lines during the spring/summer. He is planning to have a pre-bid meeting on March 20<sup>th</sup> with bids due back on April 3<sup>rd</sup>. Matt will then review the bids and have a preconstruction meeting on April 24<sup>th</sup>. Matt further noted that contractors will notify residents, using the Rafter J mailing list and website, before beginning work.
- **Funding:** If additional funding is required, the ISD Board may choose to increase the loan amount, ask for an additional special assessment, or raise service rates. In any case, the ISD would have to obtain the approval of the State Lands and Investment Board.
- **Bedding material:** Matt pointed out that the phone and power/gas lines are buried within a foot of the waterline main. Thus, he will use fine gravel for bedding material around the utilities pipes. There was a discussion and questions about using rock from the old leach field site in Rafter J in order to save money. This would require renting a rock crusher for a couple of weeks to make the bedding material. If we do this, the leach field will be backfilled.
- **Sewer service lines:** Matt also noted that homeowners own the sewer lines all the way to the main, including the connection, and are responsible for their repairs.
- **Sewer lift stations:** Matt said that our sewer lift stations have leaks and he will ask for bids on liners to repair the leaks. However, it is not clear whether there will be money available for this project.
- **Walden Pond town home sewer main routing:** The Rafter J sewer line that was routed around the Walden Pond town homes is in poor shape and leaking badly. However, we can eliminate this line, since when the area was developed, another sewer line was added and we will bid this one for repairs.
- **Water storage tank:** The state says funding for the new tank is approved and the ISD can now go out for bid.

**Homeowners' Issues and Concerns:**

Wayne DeWall was on the agenda and requested money for more dog stations. He asked that one be placed at every entrance to the NE-40 area in order to provide incentive for people to pick up after their dogs. He pointed out that Aspens and Cottonwood have them. The cost is \$125 for a station and \$100 for 800 mitts. Following discussion, it was decided to postpone this issue until the March Board Meeting.

Jason Wells again brought up the issue of extensive light pollution from River Rock Lodge. The Teton County Planning and Development Department agrees that River Rock Lodge is in violation of what was approved by both the Rafter J Design Committee and Teton County Planning and Development. Following discussion, it was decided to contact the Rafter J Attorney, Paul D'Amours, to research the issue and send a formal letter to River Rock Lodge requesting they meet the design specifications or risk court action.

**Discussion Items:**

**Correspondence:**

- The Board discussed an e-mail from a resident regarding the area between the pathway and the street. The homeowner pointed out that people drive over this grassy area leaving it a muddy mess. Kip will respond to the homeowner.
- The Board also discussed an e-mail from a resident regarding an ISD issue of whether we should take out a loan to fund the new water tank or spend reserve funds. The Board agreed with ISD in seeking a loan and building the reserve fund for emergencies.

**Website:** Vernon mentioned he had added an index as a hyperlink at the top of most pages in the Rafter J website in order to assist users in navigating the site. He noted that we have had more than 340 hits since the site was opened in early January. He also pointed out that the voter affidavit has been mounted on the website to save mailing costs. Jason said Greenwood Mapping will allow us to add their aerial photograph of Rafter J on our site provided we cite them.

**Weed Program:** The Board discussed the Green Turf Landscapes invoice for weed spraying. It was agreed that we will prepay the invoice in order to save 7%.

**Job Descriptions:** The Board discussed draft job descriptions for Chuck and Cheryl. Joe and Kip suggested adding additional language to better define the job requirements. Chuck R. moved to accept the job descriptions subject to these additions. Jason seconded the motion. All were in favor.

**Adjournment:** Joe moved for adjournment and Chuck R. seconded the motion. All were in favor. The meeting adjourned at 8:45 p.m.