

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

In Attendance:

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

Staff: Chuck McCleary and Cheryl Fischer

Others: Amy Moore and Diane Peterson

President's Report: Vernon Martin, Vice President, called the meeting to order at 7:06 p.m.

Minutes: (January 30, 2007 and February 27, 2007) Jason moved to approve the January and February HOA minutes. Joe seconded the motion. All were in favor.

Financial Reports: Jason presented the February Financial Report. He mentioned that he added two new rows to the report format. The rows (titled "Interest and other income" and "Storage fees") appear under the category "Revenue." Previously, these items were included in the "Homeowners dues" line item. Jason also pointed out that the liability insurance line item was negative due to the fact that we received a reimbursement check from Safeco Insurance. Joe moved to approve the February Financial Report. Chuck R. seconded the motion. All were in favor.

Vernon noted that the cost of re-roofing the Rafter J office, which was completed today, will exceed the \$2500 budgeted amount. When the shingles were removed, it was discovered that there was no plywood sheathing, only blue board insulation. Thus, the cost of plywood panels and their application will be added to the final bill.

Maintenance Report:

- **Pathway sweeping:** Chuck M. mentioned he had talked to Brian Schilling of Teton County Pathways and Rafter J is on their list for removing sand and debris on our pathways.
- **Chevrolet truck:** Chuck M. also reported that our Chevrolet truck recently had a tune up.

Improvement and Service District (ISD) Report and Issues:

- **Block grant:** Jason pointed out that there is \$1.8M in grant funding available from the State for capital projects. Rafter J ISD is eligible to submit an application which goes through the Teton County Commissioners. Applications chosen by the County must be forwarded to the State by April 30th. Following discussion, Vernon agreed to pass the information on to Jim Huspek of ISD.
- **Sewer lift:** Vernon mentioned that a station one sewer lift pump must be replaced. The present one will be rebuilt to serve as a backup.
- **Generator:** Vernon stated that the diesel generator has a small coolant leak and will be serviced in April.
- **Training classes:** Chuck M. reported that he was in Casper earlier this week attending classes in order to renew his level one certification for water and sewer.

Homeowners' Issues and Concerns:

Amy Moore, PAWS Executive Director, and Diane Peterson, on the Board of PAWS, attended the meeting as homeowners in Rafter J and voiced their support for adding more mutt mitt stations. They pointed out that the mutt mitt station program has been successful elsewhere in the Jackson Hole community. Following discussion and comments, Chuck R. moved, and Jason seconded, that Rafter J install four stations at locations to be chosen in consultation with Chuck M. After more discussion, Joe moved to postpone the initial motion until the next meeting to allow Moore and Peterson to determine whether PAWS was willing to partner with us on this project. Jason seconded the postponement motion which passed unanimously.

Discussion Items:

Correspondence:

- **Trampoline:** The Board discussed the placement of a trampoline in a Rafter J cul-de-sac and agreed to ask Chuck M. to contact the homeowner and request that the trampoline be moved to private property.
- **Storage area:**
 - Gate:** Vernon mentioned that the storage area gate has been left open quite a lot lately. He stated that the gate has been hit several times and is awkward to close. Chuck R. suggested we add a sign reminding users to close the gate. It was agreed to ask Chuck M. to add two weather-resistant signs, one on each side of the gate.
 - Self-supporting shelter:** A homeowner has requested permission to place an all-weather "tent" in the storage area. Following comments, Vernon agreed to discuss the request with the Design Committee.

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Berm or enclose area: Chuck R. suggested asking the County to help us berm or enclose the storage area. Chuck R. will contact the County.

- New fiscal year fees: The Board was presented a 2007-2008 schedule of homeowner's fees reflecting an increase of 5%. Vernon pointed out that the fees must be decided at the April Board Meeting.
- Website: Vernon pointed out that he added ISD election information and more application forms to the Rafter J website.
- Job description amendments: Cheryl will work with Joe to amend the Rafter J job description documents.
- Board meeting dates: The Board will review the schedule of meeting dates for July through December, 2007.

New Business:

- Weed spraying: Cheryl received a phone call from Ron King of Weed King who wants to submit a bid for spraying the Rafter J common areas. Following discussion, Cheryl was asked to contact Ron and have him speak with Chuck M. regarding this issue.

Adjournment: Chuck R. moved for adjournment and Jason seconded the motion. All were in favor. The meeting adjourned at 9:15 p.m.