

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**  
**May 29, 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:** Cheryl Fischer

**Homeowners:** Jim Huspek

**Others:** Kari Cooper and Mike Gierau representing the Sequoia Development

**President's Report:** Vernon Martin, Vice President, called the meeting to order at 7:02 p.m.

**Minutes: (April 17, 2007)** Chuck R. moved to approve the April HOA minutes. Joe seconded the motion. It passed unanimously.

**Financial Reports and Budget:** Jason presented the April Financial Report. He pointed out that we overpaid our quarterly Federal taxes last year due to the transfer of the replacement funds to the ISD. The "Professional" line item in January, 2007, includes a Homeowner's check for reimbursement of attorney's fees. Chuck R. moved to approve the April Financial Report. Joe seconded the motion. It passed unanimously.

Jason reviewed the first draft of the FY 2008 budget page of the financial report, comparing the draft proposed 2008 income and operating expenses to the projected FY 2007 results. Following comments, Jason stated that he will have a proposed budget prepared in advance of the June Board Meeting.

**Maintenance Report:** Vernon stated that Chuck M. had nothing of significance to report other than that Green Turf finished spraying the common areas for non-noxious weeds on Friday.

**Improvement and Service District (ISD) Report and Issues:**

- **Infrastructure Project:** Jim Huspek reported that Rendezvous Engineering has still not requested bids on the infrastructure project.
- **Sewer Lift:** Jim noted that ISD had Rendezvous Engineering recalibrate the flow in lift station one, which has two pumps, since one pump registered twice the hours of the other. The recalibration was necessary because the Town bills us based on total pump hours.
- **Budget:** Vernon, ISD Treasurer, summarized the first draft of a budget for the ISD infrastructure maintenance charges to the HOA. The proposed fee is \$270,000 less the contract costs paid to HOA of \$22,000 for labor/office support and \$2,100 for vehicle usage.

**Homeowners' and Resident Issues and Concerns:**

- **Public Facility Lot:** Jim Huspek, ISD representative, recommended that the HOA Board contact the development partners to determine if they would be willing to sell the Public Facility lot to the ISD or to ISD in partnership with the Land Trust. The ISD will make an initial inquiry and report back to the HOA Board.
- **Teton Meadows Ranch:** Kari Cooper and Mike Geriau were on the agenda representing the locally owned Sequoia Development. They told the HOA that Sequoia Development has entered into a purchase agreement for approximately 300 acres of the Seherr-Thoss property south of Rafter J with the intention of developing it. They asked the HOA Board what issues Rafter J would be sensitive to. Board members replied that we do not want commercial development there or to have our road system connected to theirs. We would not like to see high density and suggested the use of berms or other approaches to screen the southern part of Rafter J from the new development. Additional issues discussed include water source, sewer line hook-ups, dogs, and bike paths. Kari and Mike asked to attend the June HOA meeting as well.
- **Additional Rafter J school bus stop:** The Board discussed the request for a school bus stop at the southern park on Tensleep Drive. It was approved by the Rafter J Board of Directors on June 2004; however, the Department of Transportation (DOT) chose not to establish the bus stop. The primary issue is that school bus stops are not permitted on private roads. The present three stops in Rafter J were approved before the rule was in place. Following discussion, the Board agreed that Rafter J will send a formal letter to Ed Ahlum, DOT, stating that Rafter J will maintain the roads along the proposed bus route including plowing and sanding. Chuck R. moved to send a letter to DOT stating that Rafter J homeowners would appreciate having an additional school bus stop and that we will maintain the roads. Jason seconded the motion. It passed unanimously.
- **Common areas:** Vernon reported that there is an unapproved two-story structure with furniture and fire pits in a common area at the southern end of Rafter J. Vernon also reported several complaints of loud noise, drinking, and open fires. Chuck M. was not able to pull the two-story structure down with a rope and pickup truck. Vernon gave Chuck M. authority to dismantle the structure, carry away the debris, and hire temporary help, if necessary, to finish the job.
- **Encroachment on the common areas:** The Board discussed the issue of individuals mowing, landscaping, burying invisible dog fences, and planting trees and gardens in the common areas. A homeowner asked about the present rules. Vernon

commented that in some cases we can no longer discern where the homeowner's property ends and common area begins. Board members noted that part of the problem is public access. Following discussion and comments, Vernon stated that he will remind homeowners of rules at the annual meeting.

**Discussion Items:**

**Correspondence:**

- **Delinquent Homeowner:** Vernon reported that Paul D'Amours, Rafter J attorney, called a homeowner who was delinquent on their homeowner's fees. The homeowner paid the back fees and fines through May.
- **Mitigation Pond:** The Board noted that a tenant in Rafter J had asked the Army Core of Engineers to check the mitigation pond which appears to be lower than in the past. It is not clear that this has been accomplished.
- **Individual with three pets:** The Board once again discussed the issue of a tenant having three dogs, when only two are allowed by covenant. The homeowner had contacted the tenant and the tenant requested more time to find a home for the extra dog. Following discussion, the Board decided to ask Chuck M. to check compliance after June 15<sup>th</sup>.
- **Storage shed:** The Board commented on the new homeowners who have a storage shed in violation of the covenants. The shed was not approved by the Rafter J Design Committee. Following discussion, the Board agreed to give the homeowners more time and to ask them to discuss with the Design Committee possible options for achieving compliance.

**Directors and Officers liability coverage:** The Board discussed the premium for increasing the liability coverage for the HOA Directors and Officers. Following discussion, the Board decided to maintain the present contract.

**Commercial Insurance:** The Board discussed the issue of transferring the Rafter J water building, pumps, and water tank from the HOA insurance policy to that of the ISD. Everyone agreed to proceed.

**Health Insurance:** The Board reviewed the employee Blue Cross Insurance plan options for the fiscal year beginning July 1, 2007. It was noted that the current monthly premium has decreased by \$220. The Board agreed to continue with the current health plan.

**Rafter J Office driveway bids:** Hunt Construction and Evans Construction have submitted bids to patch and seal the Rafter J Office asphalt driveway. Additional bids are being sought.

**Website:** Vernon stated that he added information to the Rafter J website explaining the water and sewer systems and how they are funded.

**New Business:**

**Annual Meeting minutes (August, 2006):** Vernon presented the August Annual HOA minutes. The Board will review the minutes prior to the August, 2007 Annual meeting.

**Adjournment:** Jason moved for adjournment and Chuck R. seconded the motion. It passed unanimously. The meeting adjourned at 9:54 p.m.