

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
July 31, 2007, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Jim Huspek, Don Martin, and Sharon Mader

Others: Mike Atkins, Senior Pastor of the Jackson Hole Christian Center

President's Report: Kip MacMillan, President, called the meeting to order at 7:05 p.m.

Minutes: (June 26, 2007) Jason moved to approve the June HOA minutes. Joe seconded the motion. It passed unanimously.

Financial Report: Jason presented the June Financial Report and noted that it contained only standard line items. Chuck R. moved to approve the June Financial Report. Joe seconded the motion. It passed unanimously.

FY 2008 budget: Jason reported that there have been a few amendments to the FY 2008 budget which was discussed last month and he will send the updated version to the Board for review.

Maintenance Report: Kip said that he had spoken with Chuck M. who had nothing unusual to report. Kip mentioned that some older Rafter J stop signs are hard to read due to faded print and some are obscured by bushes. He has asked Chuck M. to prepare an inventory of the condition of all the stop signs in Rafter J for the August HOA meeting.

Homeowners' and Resident Issues and Concerns:

- **Teton Meadows Ranch:** Sharon Mader, a Rafter J homeowner, spoke regarding the proposal for development of the Seherr-Thoss property south of Rafter J. She reported that the neighbors in the south of Rafter J are concerned about another dense housing proposal. She noted that there was a previous development proposal and requests that homeowners receive information concerning development of Teton Meadows Ranch as early as possible so that they can speak up on the issue. Kip explained that Sequoia Development representatives have met with the HOA Board twice, but have told us nothing substantive. Ms. Mader believes that a small town in the middle of a field does not fit the present Teton County Comprehensive Plan. There were also comments on having community wide discussion. Following discussion, it was suggested that housing density in any future development should be less than Rafter J and Melody Ranch with any affordable housing near the road for easy access.
- **Jackson Hole Christian Center:** Mike Atkins, Senior Pastor, was on the agenda to discuss ideas for adding additional buildings and parking to the Jackson Hole Christian Center. Mike mentioned that nine years ago there were about 50 people attending the church, now there are about 350 people attending the two Sunday services. Mike reported that a master plan for expansion was approved by the county in 1992. Mike noted that they are planning for continued growth in the future and are also changing their name to the "Chapel at River Crossing." He also noted they have already enlarged the parking and increased lighting. The master plan was for 250 parking spaces, they now have 170. The additional spaces may be "green" and used for overflow parking. In addition, Mike stated that their present vision for future expansion is somewhat different than what was approved by the County in 1992. They envision several new buildings including three dormitories (32 beds), additional office space, an auditorium (seating 400 people), a covered art-center pavilion (seating 600), and a cafeteria. The new buildings will be used to house and feed visitors, performers, and others, to hold large weddings, funerals, and high school graduations, non-traditional worship, youth groups, and musical and other types of performances. The evolving design includes pathways and berms surrounding architecture which fits Jackson Hole. Mike realizes he must obtain approval from both Rafter J and the County, and he asked to make a presentation at the August, 2007, Annual Homeowners Meeting.

During discussion, the Board raised concerns regarding the addition of destination residential space, the large size of the expansion, and the potential effects of the new designs on wildlife and ecology.

Improvement and Service District (ISD) Report and Issues:

- **Infrastructure project, new storage tank, and new well:** Jim Huspek reported that the bid openings for the infrastructure projects (new well, new water tank, and the water and sewer project) is scheduled for August 16th at 3 p.m. at the Rendezvous Engineering Office. Jim also noted that the Wyoming Water Development Commission allowed us to advertise for bids,

beginning last Wednesday, for three successive weeks even though the water/sewer specifications are not yet finished. There will be a pre-bid meeting next Tuesday, August 7th, at the River Rock Lodge.

Discussion Items:

Correspondence:

- **Melody Ranch east side ditch:** The Board discussed a letter received from a resident regarding the water leaking from the east side ditch owned by Melody Ranch in nearby Rafter J crawl spaces. Kip reported that he had spoken with Chuck M. who reported that the ground water is decreasing. It was also noted that the HOA has previously requested Melody Ranch to maintain the water at a reasonable level. Chuck M. will continue to monitor the situation.
- **Another illegal structure and fire pit:** The Board discussed reports from residents regarding the construction of another illegal structure and fire pit along the southern edge of Rafter J near Flat Creek. Chuck M. removed the structure.
- **Dog bite:** The Board also discussed an e-mail from a resident regarding a dog bite incident in Rafter J and noted that the information was passed to animal control.
- **Teton County Improvement Notice:** The Board discussed the Teton County notice regarding a proposed warehouse to be built in the South Park Service Center. An issue is whether the owners will request Rafter J to supply them with water for a fee.
- **Annual Meeting agenda:** Kip presented the August annual meeting agenda for the Board to review.
- **Delinquent homeowner:** Chuck R. reported that he had attended the small claims court hearing regarding a homeowner who was delinquent on fees. The fees were collected and the issue is concluded.
- **Rafter J office driveway bids:** The Board reviewed and discussed the three bids that were received to patch and seal the Rafter J office asphalt driveway. Jason moved to approve Al's Paving bid. Joe seconded the motion. It passed unanimously.
- **Rafter J office and shop paint bids:** The Board reviewed the two bids to paint the Rafter J office and shop. Following discussion, Joe agreed to ask Chuck M. to seek additional painting bids.

New business:

- **Election:** Chuck R. reported that there is one 3-year and one 2-year Board position up for election and read the names of the candidates who have applied so far. The election ballot will be mailed in early August.

Adjournment: Jason moved for adjournment and Joe seconded the motion. It passed unanimously. The meeting adjourned at 9:00 p.m.