

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
August 28, 2007, at 7:00 p.m.
Rafter J Office

In Attendance:

Directors: Vernon Martin, Kip MacMillan, Joe Greene, Paul Boillot, and Jason Wells

Staff: Cheryl Fischer

Homeowners: Jim Huspek and Phyllis Greene

Others: Kari Cooper and Mike Gierau representing the Sequoia Development, Jim Verdone, Landscape Architect with Verdone Landscaping

President's Report: Kip MacMillan, President, called the meeting to order at 7:03 p.m. Kip welcomed Paul Boillot to the Rafter J Ranch Homeowner's Board.

Minutes: (July 31, 2007) Joe moved to approve the July HOA minutes. Paul seconded the motion. It passed unanimously.

Financial Report: Jason noted that he would prefer to discuss the July Financial Report at the September HOA meeting since some items on the report require further review. The Board agreed.

Maintenance Report: Kip said that he had spoken with Chuck M. who had nothing unusual to report.

Improvement and Service District (ISD) Report and Issues:

- **New well and water storage tank:** Jim Huspek reported that the bid opening for the new well and an additional water storage tank is scheduled for August 30th at 3 p.m. in the Rendezvous Engineering office.

Election Results: Joe Greene, Secretary, read the Director Election results. There were 101 ballots accepted and two rejected.

2-year Board position: 76 votes for Paul Boillot; 23 votes for Kathleen Martin; no write-ins

3-year Board position: 94 votes for Joe Greene; 1 write-in for Tim Day

By-law revisions: 89 votes to accept; 3 to reject

Adoption of the Rafter J By-law Amendments: Vernon presented the Rafter J By-law Amendments with the proposed changes for the Board to adopt. Joe moved to approve the adoption of the Rafter J By-law Amendments subject to certification. Jason seconded the motion. It passed unanimously.

Election of Officers: Kip asked for nomination of HOA officers. Jason moved to submit Kip's name as President. Paul seconded the motion. The vote was 4 yes with 1 abstention. Kip moved to nominate Vernon as Vice President. Jason seconded the motion. The vote was 4 yes with 1 abstention. Jason moved to nominate Joe as Secretary. Vernon seconded the motion. The vote was 4 yes with 1 abstention. Paul moved to nominate Jason as Treasurer. Joe seconded the motion. The vote was 4 yes with 1 abstention.

Discussion Items:

Correspondence:

- **Correspondence log:** The Board reviewed and discussed the new condensed version of the correspondence log which was appreciated.
- **Vacant lot and maintenance of another home:** The Board discussed a letter received from a resident regarding a vacant lot being used as a dump area and a vacant home whose exterior is not being maintained. It was agreed that Kip will prepare letters to the owners of those properties.
- **Outside lights:** The Board discussed a letter received from a resident regarding a neighbor's outside lights that are left on all night and shine directly into his bedroom. Kip will draft a letter to the owner regarding suggestions for the outside lights.
- **Seherr-Thoss correspondence:** The Board discussed an e-mail received from a resident regarding the Seherr-Thoss proposal. Jason suggested that we keep a separate file for all Seherr-Thoss correspondence.
- **Damaged tree branch:** The Board discussed an e-mail received from a resident regarding property affected by a broken tree branch from a tree in the common area. Kip will ask Chuck M. to take care of the tree branch.
- **Jackson Hole Christian Center-church expansion:** The Board discussed an e-mail received from a resident regarding the church expansion. Following comments, Joe suggested that we keep a separate file for all church expansion correspondence.
- **Covenant violation and dumping of materials:** Vernon reported that the office received numerous complaints regarding a covenant violation and the dumping of materials on a property in Rafter J. Vernon stated that he drafted a letter to both the owner and the renter of the property, as well to the owner of the adjoining lot, stating that the materials must be removed.

- By-law revisions: The Board discussed an e-mail received from a resident regarding a comment to the By-law revisions. Joe stated that he had contacted the resident regarding the revision and resolved the issue.
- Willows blocking vision: The Board discussed a phone call received from a resident regarding the willows blocking the vision at the south entrance of Rafter J. The Board agreed that the willows should be trimmed.
- Design Committee issue: The Board discussed a phone call received from an individual regarding the placement of a large dog cage on a property in Rafter J. Following comments, the Board agreed to have the Design Committee look at it and make a recommendation.
- Dog issue: The Board discussed a phone call received from a resident regarding two dogs that are continually running loose in Rafter J. Kip will write a letter to the owner of the dogs, with a copy to Animal Control, stating that the next step is legal action.
- Monthly invoice: Vernon reported that an individual has requested to receive a monthly homeowner's fee invoice. Following discussion, Vernon moved to establish a monthly invoice for those who request it at a fee of \$5 per invoice/month. Jason seconded the motion. It passed unanimously.
- Rafter J office and shop paint bids: The Board reviewed two bids to paint the Rafter J office and shop. Joe moved and Kip seconded a motion to leave the decision to Kip and Chuck M. The motion was unanimously approved.

Homeowners' and Resident Issues and Concerns:

- Teton Meadows Ranch: Jim Verdone, Landscape Architect with Verdone Landscaping, and Kari Cooper and Mike Gierau, representing Sequoia Development, were on the agenda to discuss the Teton Meadows Ranch development plan.
They reported that James Reinert, a real estate developer from Chicago, through his company Sequoia Development, submitted an application to the Teton County Planning Department on August 22 to rezone 288 acres of the Seherr-Thoss property immediately south of Rafter J from Rural to Neighborhood Conservation 2. If successful, Sequoia Development intends to build 500 new homes. Jim Verdone showed some preliminary sketches of what the layout might look like, including a setback of approximately 150 feet from the southern border of Rafter J to the first row of Teton Meadows houses.
Based upon previous meetings that Keri and Mike had with the HOA, they agreed to respect some of the concerns expressed by the Board. For example, there will be no direct road linkage between Rafter J and the new Teton Meadows development. This was in response to both Board members' and homeowners' fears that the new subdivision would greatly increase traffic, noise, and dog issues in Rafter J.
In summary: Teton Meadows is proposing that the 500 homes be 25% "affordable housing" consisting of 97 homes and 28 duplexes and 75% "homestead ownership" consisting of 90 duplexes, 175 "smaller-lot" homes, and 40 "larger-lot" homes. Lots are planned to range in size from 0.17 to 0.50 acres. The homestead ownership concept is a new deed-restricted affordable housing concept which is work/job-based rather than income-based. Finally, eight acres are to be set aside for a new elementary school with associated athletic fields.

Adjournment: The Board adjourned the meeting at 9:22 p.m.