

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
October 30, 2007, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Chuck McCleary and Cheryl Fischer

Homeowners: Don Martin and Chuck Rhea

Others: Keith Gingery, Deputy County Attorney and Jan Friedlund, County Administrator

President's Report: Kip MacMillan, President, called the meeting to order at 7:04 p.m.

Minutes: (August 28, 2007 and September 18, 2007) Vernon moved to approve the August and September HOA minutes with minor changes to the September minutes. Paul seconded the motion. It passed unanimously.

Maintenance Report:

- **Ford truck:** A new snowplow blade and skids were made ready for the Ford truck.
- **Stop signs:** An individual from Jackson Temp Services was hired to assist in installing new stop signs in Rafter J.
- **Sewer lifts:** Macy's cleaned the three sewer lifts and Delcon replaced a bad float in lift number three.
- **Storage shed:** A storage shed was built that had not been approved by the Rafter J Design Committee. Following discussion, Kip asked Chuck to provide Cheryl with information so he would write a letter to the owner.
- **Alarm signs:** Two individuals had been told to remove the alarm signs placed on their property, but the signs were still up as of October 30, 2007. Another individual removed the sign on his fence.
- **Storage area gates:** Two gates were damaged in the Rafter J storage area. Chuck hired Teton Fence to replace the gates and the bill was sent to the individual responsible for the damage.

Improvement and Service District (ISD) Report and Issues:

- **New well and new water storage tank:** Vernon reported that a contract for the new well and two contracts for the new water storage tank were signed. The test drilling work on the new well may begin as early as the latter part of November. Westwood Curtis Construction of Jackson will do the excavation for the new tank and connect it to the existing water line. The tie-in will require a complete water system shutdown which is scheduled for November 6th or 7th. Rafter J will notify everyone involved. Before Westwood Curtis begins the work, Teton County asked the ISD to post a Reclamation Bond for the new water tank and the ISD, in turn, requested a letter of credit from Jackson State Bank. Vernon noted that the letter of credit should be ready tomorrow and he would deliver it to the county.
- **Infrastructure project:** Vernon reported that Matt Ost diek, Rendezvous Engineering, said that the request for water meter bids will be issued soon.

Interest rates on bank accounts: Paul reported that he has seen published interest rates over 4% for which the HOA bank accounts would be eligible. Following discussion, Paul will send an e-mail to Jason summarizing the interest rate information. The topic will be discussed as an action item during the November Board Meeting.

Homeowners' and Resident Issues and Concerns:

- **Jackson Hole Christian Center (River Crossing) church expansion:** Chuck Rhea thanked the Board for the invitation to comment on the proposed church expansion. He then discussed restrictions on the uses of the property and requested the Board to examine the uses allowed under the original plat.
- **Public Facility Lot 331:** Keith Gingery, Deputy County Attorney, and Jan Friedlund, County Administrator, presented plans for the Rafter J Public Facility Lot. They noted that the county intends to purchase the Public Facility Lot in June, 2008, and, while there are no firm plans for the lot, they presented two options under consideration: affordable housing and a child day-care facility operated by a combination of the Children's Community Project and the Community Learning Center. The board indicated that the use of the lot for affordable housing is inconsistent with the CC&Rs. Usage as a child day-care was discussed with focus on the potential for increased traffic, the potential need for a traffic light at the north entrance, possible bussing of children to/from the facility, and the additional usage of the grounds as a walking park.

Discussion Items:**Correspondence:**

- **Correspondence Index report:** Vernon gave the Board copies of the latest version of the Correspondence Report which is a summary of correspondence that is now being recorded in the Rafter J database. He then reviewed various aspects of the report, stating that the format is a “work in progress” and asked for suggestions or comments. Following discussion, the Board provided favorable feedback.
- **Storage shed:** Kip reported that he had spoken to a homeowner with regard to a storage shed covenant violation and will discuss the issue with a member of the Rafter J Design Committee.
- **Teton Meadows Ranch:** Kip reported that he sent a letter to the Teton Meadows Ranch stating that the Rafter J Ranch Homeowners Board has not approved, nor have we taken an official position on, their development plans. Kip suggested that we hold a “town hall” meeting for Rafter J residents regarding the Teton Meadows proposal.
- **Lower Valley Patronage Capital Certificate:** The Board discussed the current value of the 2006 Patronage Capital Allocation Certificate if we redeem it. Following discussion, Vernon moved to not redeem it. Paul seconded the motion which then passed unanimously.
- **Fire-proof file cabinet:** Cheryl reported on bids for purchasing a fire-proof file cabinet. Following discussion, the Board decided to leave the decision to Vernon and Cheryl.
- **Digital information storage:** Paul suggested using an on-line service to store digital data. Paul will provide further information at the November Board Meeting.
- **Office closure:** Cheryl asked the Board to approve an office closure to facilitate cleaning out old files. Following comments, the Board agreed to close the office during the week of November 12 through November 16, 2007.
- **Website:** Vernon reported that the Rafter J website was down Saturday through Monday due to domain transfer. The website is now functioning again. Vernon added a page to the website to provide new owners and residents with information concerning the HOA and links to other items of interest.
- **Board meeting dates:** The Board reviewed proposed meeting dates for January through June, 2008, and agreed to the following with the understanding that the dates can be modified if a future conflict arises: January 29th, February 26th, March 25th, April 29th, May 27th, and June 24th.
- **Vehicle parking violation:** The Board reviewed photos of a residence with multiple vehicle parking violations and discussed adopting rules to enforce fines for the violation. Associated with this problem, Paul will investigate the Town of Jackson and Teton County regulations regarding the definition of a “family” since the CC&Rs describe the residences in Rafter J as single family residences. The Board will consider the matter further during the November meeting.
- **Bumper stickers:** Vernon presented information concerning a proposed bumper sticker regarding the speed limit in Rafter J. The production cost is \$1.50 per bumper sticker. Following discussion, the Board agreed to purchase 50 stickers for a total cost of \$75.00.

Adjournment: Vernon moved for adjournment and Paul seconded the motion. It passed unanimously. The meeting adjourned at 8:50 p.m.