

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

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Jim Huspek

President's Report: Kip MacMillan, President, called the meeting to order at 7:00 p.m.

Minutes (October 30, 2007): Vernon moved to approve the October HOA minutes. Paul seconded the motion. It passed unanimously.

Financial Report: Jason presented the July-October Financial Report and discussed the expense line items. Vernon moved to approve the Report; Joe seconded the motion. It passed unanimously.

Maintenance Report:

- **Sewer lifts:** Macy's and Pump Tech responded quickly to repair sewer lift number two.
- **Ditch along Arabian Drive to Seherr-Thoss property:** Kip reported that some years Rafter J shuts the head gate to the ditch along Arabian Drive, which runs to the Seherr-Thoss property, and some years Seherr-Thoss shuts the head gate. Kip said that Chuck McCleary asked when/who will do it this year. It was noted that the water/ice level is getting high, and the head gate is located next to the mitigation pond. After discussion, it was agreed to ask Chuck to form a gravel dam and close the head gate as much as possible and then discuss the bill with Seherr-Thoss.

Improvement and Service District (ISD) Issues:

- **New well:** Jim Huspek reported that Thomas Drilling will begin boring a six-inch test well tomorrow. They will drill up to 250 feet in an attempt to get below the fine silt and find water in coarser gravel. Soil quality will be monitored carefully below 100 feet.
- **New water storage tank:** Jim said that Westwood Curtis has been working at the storage tank area for two weeks to tap into our twelve inch main below the original tank and install a new valve. They will bury the plumbing when the new tank is installed. The total capacity will be increased to 400 gallons.
- **Lower Valley Energy:** Jim reported that in mid December, Lower Valley will begin to install new electronics and telemetry at the storage tanks.
- **Water meter bid:** Jim said that Matt Ostdiek, Rendezvous Engineering, is hoping to get the water meter bid out this week. It was also noted that Rendezvous Engineering is installing lot markers to help workers during the project.

President's Report:

- **Teton Meadows Ranch meeting at River Crossing:** Joe asked that there be a debate, not a one-sided presentation, at the Teton Meadows meeting. Kip reported that he had asked Kari Cooper, representative of Teton Meadows, and she said no. Kip also said that a homeowner group asked him if they could present their position on the development after the Teton Meadows presentation. Kip told the homeowner they could do this at a separate meeting. Kip also mentioned that the homeowners want the Board to take a position on the Teton Meadows issue. Finally, it was pointed out that the Teton Meadows developers have asked to make a presentation at Melody Ranch as well.

Discussion Items:

Correspondence:

- **Wood chipper:** The Board discussed an e-mail from a resident asking that the HOA provide a wood chipper in Rafter J for Christmas trees. Paul said Christmas trees can be dropped off at the Teton Mountain Resort for free. Kip will respond to the resident.
- **Illegal parking:** The Board discussed an e-mail from residents regarding illegal parking of vehicles in Rafter J. Kip will respond to the residents.
- **Halloween:** The Board discussed a note from a Teton County officer regarding residents caught egging cars and road signs in Rafter J. Following comments, Kip agreed to write a thank-you letter to the officer.
- **2008 Holiday schedule:** The 2008 Holiday schedule was presented. Jason moved to approve it. Joe seconded the motion. It passed unanimously.
- **Jackson Hole News and Guide daily paper stand:** The Board discussed having a Jackson Hole News and Guide daily paper stand outside the Rafter J Office. Cheryl reported that she had contacted Jackson Hole News and Guide and they have stands on order which should arrive in three to four weeks. Following discussion, the Board agreed to allow a daily paper stand to be placed outside the office. Cheryl will ask them to place Rafter J on a waiting list for the stand.

- Interest rates on bank accounts: Vernon mentioned that he had spoken with an individual at the Jackson State Bank and Trust and authorized an increase in interest rates for the HOA money market account. Paul asked whether the Board considered 30, 60, and 90 day certificates of deposit. Following discussion, Kip suggested that Jason and Paul look into what is available at all Jackson banks and report back at the January Board Meeting. There was also discussion about purchasing insurance for deposits above the FDIC limit of \$100,000. Typical rates are 0.1-0.2%.
- Start bus: The Board discussed a comment from a resident wondering if the start bus would add a stop at the Rafter J office. Cheryl will ask the Town of Jackson if they would be interested. However, the Board pointed out that there would no parking at the office.
- Complaints Policy and Fines Policy: Vernon reported that he had written drafts of a Complaint Policy and a Fines Policy. The Board was in general agreement on the policies, but wanted to merge them and obtain a legal opinion from the Rafter J attorney. Paul also suggested that Rafter J send a special mailing of the final draft to everyone, stating that this is what the Board is considering. Kip suggested posting the policy on the website.

Adjournment: Vernon moved for adjournment and Jason seconded the motion. It passed unanimously. The meeting adjourned at 8:51 p.m.