

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
February 26, 2008, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Jim Huspek and Wayne Flittner

Others: Jan Friedlund, Teton County Administrator and Ken Mahood, Architect with Ward and Blake Architects

President's Report: Kip MacMillan, President, called the meeting to order at 7:02 p.m.

Minutes (January 22, 2008): Joe moved to approve the January HOA minutes. Jason seconded the motion. It passed unanimously.

Financial Reports: Jason presented the November and December 2007 and January 2008 Financial Reports and discussed the income and expense line items. Vernon moved to approve all three Reports. Joe seconded the motion. It passed unanimously.

Maintenance Report:

- **Driveways and roads:** Chuck has been working long hours clearing snow, but there were no significant maintenance issues to report.

Homeowners' and Resident Issues and Concerns:

- **Teton Meadows:** Kip stated that there is a Wyoming Department of Transportation (WYDOT) report about the traffic impact analysis for Teton Meadows in the Board packet. He also noted that he had heard that at least one Teton County Commissioner had suggested that the access problem in the proposed Teton Meadows design could be alleviated by connecting their roads with Rafter J. Following discussion, Kip agreed to call Andy Schwartz, Chairman of the Teton County Commissioners, informing him that, under no circumstances will Rafter J agree to road connectivity with Teton Meadows. Kip will also contact Paul D'Amours, Rafter J Attorney, regarding this issue.
- **Public Facility Lot 331:** Jan Friedlund, Teton County Administrator, addressed the Board and stated that they have contracted with partners Ken Mahood of Ward and Blake Architects and D.W. Arthur of Harvard University to design three new child care centers in Teton County. It was noted that the county has a purchase and sales agreement on the Rafter J Public Facility Lot 331 and that they are planning to site the largest center, which will accept 250 children when fully operational, there. The other two proposed child care centers are to be located in Wilson and Jackson and will accommodate approximately 100 children each. The Rafter J proposal is a two-phase project with a 12,000 sq ft facility to be constructed during phase one, and an additional 25,000 sq ft, for a total of 37,000 sq ft, added during phase two. Their present schedule is to break ground for phase one in August, 2008, and open in September, 2009. They plan to initiate construction on phase two in the fall of 2010 and open the new section in September, 2011. Special needs children in Teton County will be assigned to the Rafter J facility.

Jan noted that the county child care centers will be operated by a non-profit organization, probably the Children's Learning Center (CLC), a consortium of the Children Community Project and the Learning Center. Funding for this project derives from the Specific Purpose Excise Tax (SPET), ~ \$6M, and a grant from the State Land and Investment Board (SLIB), ~ \$3M, for a total of approximately \$9M.

The age range of the children accepted at the Rafter J facility will be from birth to 4-5 years old. Jan reported that she expects many of the clients to be from Star Valley.

The HOA Board raised serious concerns regarding the enormity of the increased traffic and the affect this will have on the increasing danger of entering and leaving Rafter J from and to Highway 89. The new center, with more than 250 cars (counting staff) added to the present traffic twice a day will only exacerbate the situation. Another concern is wetland mitigation since the proposed site is exactly in the middle of Rafter J wetlands. Finally, Jan and the architects were advised to contact the Rafter J Design Committee.

Improvement and Service District (ISD) Issues:

- New well and water storage tank: Jim Huspek stated that there is nothing new to report on the well and storage tank projects.
- Infrastructure project: Jim noted that the call for the infrastructure bids will appear in the Jackson Hole News and Guide on February 27th and on March 5th. The bid opening is scheduled for March 18th and a non-mandatory pre-bid meeting will be held on March 6th.
- ISD Meeting: The ISD Board will meet with Matt Ostdiek, Rendezvous Engineering, on February 28th to discuss the terms of the infrastructure bid. If necessary, the ISD Board can add an addendum to the bid.

Discussion Items:

Correspondence:

- Letter to Teton County Planning and Development: Kip reported that a letter was sent to the staff of the Teton County Planning and Development requesting that they require the River Crossing (Jackson Hole Christian Center) to obtain Rafter J HOA's written approval for any proposed development plan.
- Fines Policy: The Board discussed the proposed Fines Policy and added some minor modifications. Joe moved to accept the modified Fines Policy and Jason seconded the motion. It passed unanimously.
- 2008-2009 Fiscal Year fees: Vernon reported that we must mail the new fiscal year fee coupons in May; thus, the Board must approve the 2008/09 fee increase by April. Jason asked the Board for input on expense and capital items and he agreed to send a draft copy of the 08/09 budget to Board members prior to the March HOA meeting.

Adjournment: Jason moved for adjournment and Joe seconded the motion. It passed unanimously. The meeting adjourned at 9:20 p.m.