

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**  
**March 25, 2008, at 7:00 p.m.**  
**Rafter J Office**

**In Attendance:**

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

**Staff:** Cheryl Fischer

**Homeowners:** Jim Huspek, Wayne Flittner, and Larry Kummer

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

**Minutes (February 26, 2008):** Joe moved to approve the February HOA minutes. Paul seconded the motion. It passed unanimously.

**Financial Report:** Vernon moved to approve the February 2008 Financial Report. Joe seconded the motion. It passed unanimously.

**Maintenance Report:** There was no report.

**Homeowners' and Resident Issues and Concerns:**

- Larry Kummer asked about activities on the hill near the storage area. Jim reported that we are putting in an additional 200,000 gallon water storage tank. Larry also asked when is the earliest the streets will be torn up for the infrastructure project. Jim stated that some high priority items like water leaks might be done this spring. Larry expressed thanks to the Board for responding to the Teton County Commissioners regarding the road connectivity issue. Larry also asked what is happening with River Crossing (Jackson Hole Christian Center). Vernon reported that they have not yet made a formal application to the county.
- Wayne Flittner asked if Rafter J can have input on the proposed Teton County Child Care Facility. Joe suggested updating the Rafter J website regarding information on the proposed Facility. Wayne also asked if Teton Meadows will affect our water supply. Vernon reported that until we know where they will site their wells and how much draw they anticipate, it is difficult to know. One estimate from Teton Meadows is that they anticipate 795,000 gallons a day.

**Improvement and Service District (ISD) Issues:**

- **Infrastructure project:** Jim Huspek reported that the ISD has had a couple of infrastructure pre-bid meetings with interested contractors. The bid date is set for April 8<sup>th</sup>. Jim mentioned that Paul D'Amours, Rafter J Attorney, is developing a legal opinion regarding our position in case we don't have sufficient money for the full projection. Jim reported that ISD's position is to spend all the money we have this year to get started on higher priority items. He also discussed other issues regarding the contracts we have for specific work projects with homeowners and condominium developments. He noted that the final infrastructure roadwork will, at earliest, be done by summer 2009.
- **Water storage tank:** Jim spoke with Matt Ostdiek, Rendezvous Engineering, who said that Westwood Curtis is starting work today or tomorrow on the new water tank. Jim told them to keep the road to the storage area open during construction.
- **ISD 2008 Election Results:** Vernon Martin was elected for a three-year term on the ISD Board.

**Discussion Items:**

**Correspondence:**

- **Teton Meadows Roadway Connections:** Vernon reported that he had sent copies of the Board's response to the Teton County Commissioners and Planning Commissioners stating our opposition to a connecting roadway between Teton Meadows and Rafter J to everyone on our e-mail list and will mail a copy of the note to the other homeowners. Vernon also stated that he had attended a public County Commissioners meeting on Tuesday, March 18<sup>th</sup>, but discussion of Teton Meadows was postponed to April 29, 2008.
- **FEMA Proposed Floodplain Mapping:** Vernon reported that we have updated our Rafter J website showing the proposed revision of the Federal Emergency Management Agency (FEMA) Flat Creek floodplain areas submitted to Teton County. Some properties have been removed from the 100-year floodplain and other properties are now shown within the floodplain. Vernon stated that he had attended a meeting on March 12<sup>th</sup> between FEMA representatives and Teton County. FEMA reported that they began digitalizing their maps nationwide in 2003 and they are reanalyzing the Flat Creek floodplain due to Jackson Hole High School and Smith's additions. They are using aerial surveys and updated topographical maps. Vernon

reported that there is no credit allowed for flood control berms in Rafter J. FEMA only recognizes levies provisionally approved by the Army Corp of Engineers. An insurance representative at the meeting stated that there will be an increase in rates for anyone with a Federal mortgage. There was a question regarding the berms. Vernon speculated that FEMA may have given us credit for berms earlier, but not now. It will take about a year before FEMA's analyses are finished and there may be additional changes. Vernon stated that federally backed mortgages will require flood insurance. Joe suggested that we should let residents know that they can buy lower rate flood insurance now and have the rates "grandfathered."

- Re-examine the weed control/weed spraying: Vernon reported that Chuck McCleary recommended using Green Turf Lawnscares for weed spraying. He said that they did a good job last year. Vernon moved to accept the Green Turf Lawnscares bid for weed control spraying and to pay the bill by March 28<sup>th</sup> in order to obtain a discount. Joe seconded the motion. It passed unanimously.
- Fines Policy: Vernon reported that the Board approved the Fines Policy in February and tentatively agreed to a proposed cover letter to be sent to homeowners together with the Fines Policy. Vernon moved to send the cover letter with the fines policy and stated that the fines for violations will not be implemented until July 1, 2008. Joe seconded the motion. It passed unanimously.

Jim expressed concern about the possibility of future Boards using the fines policy to carry out restrictive and oppressive social engineering. Paul stated that without this new policy, we have no ability to enforce our rules. Joe noted that the new policy provides tools short of placing a lien on the property. Larry Kummer, in the Walden Pond Homeowners Association, stated that they have a set of fines which have worked well.

- Policy Revisions:
  - Storage Area Policy: Vernon suggested a revision to the Storage Area policy regarding users vacating their storage area spot. The revision consists of adding that when a user vacates use of a storage area, they must notify the Rafter J Office in order to avoid further usage charges. Paul suggested that notification to the Office be in writing. Vernon moved to accept the revision to the Storage Area policy subject to Paul's modification. Paul seconded the motion. It passed unanimously.
  - Overtime Policy: Vernon also suggested a revision to the Overtime policy. He argued that our employees should have the choice of being paid for the overtime or save the hours to be used as compensatory time off at a later date. However, the employees must notify the Board of their intent.
- New Policies:
  - Employee Comp Time Policy: Vernon proposed a new policy to permit an employee to accumulate time worked in excess of 40 hours in a week and use it as compensatory time. The employee has the choice of being paid for the overtime or to save the hours to be used at a later date. Following discussion, the Board tabled the item until the April Board meeting. Paul and Joe suggested that the Compensatory Time policy be rewritten such that it is clear that the accumulated time is limited to a maximum of thirty days.
  - Paid Time Off (PTO): Vernon proposed a new Paid Time Off (PTO) policy to combine the existing Vacation and Short Term Absence policies. Following discussion, the Board asked Cheryl to e-mail the current Short Term Absence and Vacation policies for review. The Board will discuss the proposed policy at the April Board meeting.
- Covenant Amendments: Vernon reported that as a result of the Rafter J infrastructure management being turned over by the HOA to the Improvement and Service District (ISD), the Covenants were reviewed to determine if some revision was appropriate. The review identified several areas of the Covenants that could be changed, although only one area was related to the Rafter J infrastructure ownership transfer. Kip suggested that any changes agreed to by the Board be reviewed by Paul D'Amours, Rafter J Attorney, prior to formal Board action.
- Proposed Rule regarding Hours of Construction or Maintenance: The Board discussed the proposed Rafter J rule regarding hours of construction or maintenance. The Board's consensus was that no action was necessary.
- Interest rates on bank accounts: Paul reported that the best current interest rate at local banks is 3.3% for a balance of \$250,000. Paul also stated that Jackson State Bank and Trust is being bought by Wells Fargo and may change the way they do business.
- Director Nominating Committee: Vernon reported that the Rafter J Bylaws state that the nominations for election of a Director shall be made by a Nominating Committee which consists of a Chairman, who is a member of Board, and two or

more members of the Homeowners Association. Notices seeking interested individuals will be placed in the Rafter J Office, postal buildings, and on the Rafter J website. Both Vernon and Kip's Board positions are up for election.

- Advisory Committee: Vernon reported that the Rafter J Bylaws state that there shall be a Board Advisory Committee, comprised of full time residents of the Rafter J Subdivision, appointed by the Board on a yearly basis. The committee shall have two representatives from each of the five subdivision neighborhoods. The function of the committee is to report to the Board concerns of the residents of each neighborhood. It was noted that previous attempts to find persons willing to serve on such a committee failed. Thus, following discussion, the Board agreed to amend the Rafter J Bylaws to state that the Board "may" instead of "shall" appoint a committee. Notices to individuals interested in serving on the Advisory Committee will be placed on the Rafter J website and in the minutes.
- Commercial and Liability Insurance: Vernon reported that the renewal premium for the commercial and liability insurance is due by April 5, 2008. Vernon stated that in his review of the policy, there were numbers that needed to be updated for the acreage in Rafter J and the total number of single-family homes, townhomes, and commercial buildings. The updated numbers may affect the premium.
- Dogs verses Wildlife: Vernon reported that there was an incident in which uncontrolled dogs were nipping at the heels of moose in Rafter J. Game and Fish was called, but refused to become involved since Rafter J is private property. It was further noted that the Animal Control Office was closed at the time. The Board discussed possible options in the case of future events.

Adjournment: Vernon moved for adjournment and Paul seconded the motion. It passed unanimously. The meeting adjourned at 10:05 p.m.