

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
May 27, 2008, 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: Cheryl Fischer

Homeowners: Jim Huspek

Others: Jan Friedlund, Teton County Administrator and Paul D'Amours, Rafter J Attorney

President's Report: Kip MacMillan, President, called the meeting to order at 7:07 p.m.

Minutes (March 25, 2008): Vernon moved to accept the March HOA minutes. Paul seconded the motion. It passed unanimously.

Financial Report: Vernon presented the April 2008 Financial Report. Following discussion of several line items, Vernon moved to approve the April 2008 Financial Report. Paul seconded the motion. It passed unanimously.

Maintenance Report:

- **Sewer lift stations:** Vernon reported that Chuck M. pulled pump 2 out of lift station 1, because it had been running longer to pump the same volume, and replaced it with a rebuilt pump. However, the new pump 2 is also running longer than pump 1 which may be due to clogged pipes. Chuck M. is also having problems with lift station 2 and has been trying to reverse the pumps.

Homeowners' and Resident Issues and Concerns:

- **Public Facility Lot 331:** Jan Friedlund, Teton County Administrator, was on the agenda regarding the letter requested by Teton County regarding the Child Care Facility proposed for the Public Facility Lot, 331. Paul D'Amours, Rafter J Attorney, had prepared the letter to Teton County for the Board to review. The letter addresses the permitted uses and possible development options for Lot 331 along with the Board's preferences and statement of willingness to grant an access easement over a small portion of the Rafter J common area. Following discussion, Paul Boillot moved to have the President sign the letter. Vernon seconded the motion. It passed unanimously. Paul Boillot also asked Jan if the Child Care Facility would provide preferential treatment regarding early acceptance for Rafter J residents. Jan stated that she would look into it. Jan also noted that they are presently planning to break ground on October 27, 2008.

Improvement and Service District (ISD) Issues:

- **Water storage tanks:** Jim reported that some vandalism occurred to the two water storage tanks. The ISD is seeking restitution for the damage. Large rocks had been rolled down the hill onto the existing storage tank and into the forms for the tank under construction. The forms suffered minor damage, but the existing tank's concrete lid was punctured by one of the rocks. Another rock narrowly missed damaging the telemetry equipment. Jim reported that the County Sheriff's Office knows who was responsible for the action.
- **Water meters:** Vernon reported that the ISD has received the new water meters together with a laptop and other accessories required for reading the water meters. Jim stated that we are still waiting for some materials needed for installation. Plumbing Anything will be starting the installation of the water meters next week in the Southeast 40 area. Jim also mentioned that the water meter installation should be completed in two months. Vernon stated that the office will post the water meter schedule on the Rafter J website.

Discussion Items:

Correspondence:

- **Front end loader, snow plow, and sand spreader:** Vernon reported that Chuck M. had found a front end loader with 11,000 hours of usage for \$36,000, and that the FY 2008-2009 proposed budget included \$40,000 for a loader. Vernon also reported that Chuck M. may be able to sell the old loader for \$500. Following discussion, Vernon moved to purchase the used loader. Paul seconded the motion. It passed unanimously. Vernon also stated that Chuck M. doesn't need to purchase a snow plow this next fiscal year, even though it's included in the budget, but that the new sand spreader, also included in the budget, is still needed.
- **East side ditch:** The Board reviewed and discussed the letter from Melody Ranch (David Quinn) regarding the east side ditch condition and maintenance. The letter stated that the ditch was currently being inspected and checked for intrusions into the ditch or its setback area. The letter further stated that several aspects of the ditch were being addressed even though they believed none was causing any current problems and wanted to make sure these areas would not cause any future problems.

- Homeowner's letter: Kip reported that a letter had been sent to a homeowner regarding the Board's concerns and the conditions for allowing installation of a swimming pool on their property.
- Rafter J rules: The Board discussed an e-mail from a resident regarding the new Rafter J rules and fines policies. Following discussion, Vernon agreed to send an e-mail response to the resident.
- Maintenance items: The Board discussed an e-mail from a resident who provided input regarding some Rafter J maintenance items. Following discussion, Kip agreed to respond to the resident.
- Proposed Rafter J Bylaw Amendments: Vernon presented some proposed Rafter J Bylaw Amendments for the Board to review.
- Enclosed bulletin board: The Board discussed the idea of purchasing an enclosed waterproof bulletin board for the Rafter J Office. Following discussion, Paul moved to spend up to \$1,000 to purchase an enclosed bulletin board. Vernon seconded the motion. It passed unanimously.
- Rafter J map: The Board discussed updating the Rafter J map handouts and placing one in the enclosed bulletin board. The Board suggested contacting Rich Greenwood with Greenwood Mapping for a new Rafter J map and then sending copies of the map to all members.
- Rules for a swimming pool: The Board discussed possible rules for a swimming pool. Following discussion, no action was taken since not all directors were present.
- Time limit on noise: The Board discussed a 10 pm time limit on noise in the Rafter J subdivision. Following discussion, no action was taken since not all directors were present.
- Board meeting dates: The Board reviewed proposed meeting dates for July through December, 2008, and agreed to the following dates: July 29th, August 26th, September 30th, October 28th, November 18th, and December 16th.
- Health Insurance: Vernon reported on the employee health insurance plan options for the fiscal year beginning July 1, 2008. Following discussion, Paul suggested getting a competitive quote from another insurance company.

Adjournment: Vernon moved for adjournment and Paul seconded the motion. It passed unanimously. The meeting adjourned at 9:58 p.m.