

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**  
**June 24, 2008, 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:** Wayne Flittner, Jim Huspek, and Scott and Amy Evans

**Others:** Kasey Mateosky and Scott Shepherd

**President's Report:** Vernon Martin, Vice President, called the meeting to order at 7:05 p.m.

**Minutes (April 29, 2008 and May 27, 2008):** Joe moved to approve the April HOA minutes. Paul seconded the motion. It passed unanimously. Joe moved to approve the May HOA minutes. Paul seconded the motion. It passed unanimously.

**Financial Report:** Jason presented the May 2008 Financial Report and noted that the Major Repairs and Replacements line item is a negative number due to selling the Rafter J 1965 Caterpillar front end loader. Jason also mentioned that he had amended the draft budget for 2008/2009 and eliminated line item purchases of a snow plow, since our old plow is functional, and a new front end loader, since we purchased this item in fiscal year 2007/2008. Paul moved to approve the Financial Report. Joe seconded the motion. It passed unanimously.

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

- Scott and Amy Evans were on the agenda, at the request of Chris Moulder of the Design Committee, regarding a variance for use of rebar for part of their fence. Scott stated that the four foot high fence section would consist of large rebar rods for posts with smaller rungs and cross pieces. Scott stated that most of the yard is enclosed with a wood fence. The individual rebar pieces will be welded leaving a three to four inch gap at the bottom. Following discussion, Joe and Paul agreed to discuss the issue with Chris Moulder.
- Kasey Mateosky and Scott Shepherd addressed the Board with regard to potential development of Tract 3A, for which they have an option which expires in about a year, on the east side of Hwy 89. They are requesting to rezone approximately 4 acres of the 78 acre tract from RU (Rural) to BP (Business Park). In addition, they would like an easement for constructing part of their access road through Rafter J's storage area. In exchange, several options were discussed with berming and landscaping required to minimize visual impact.

Kasey stated they are currently considering seven 20,000 sq ft lots in the Business Park. The NC-PUD (Neighborhood Conservation-Planned Unit Development) allows four to five residential lots. Issues discussed included sewer, water, road, and mitigation which could be done on site in Rafter J.

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

- **Infrastructure Project:** Jim Huspek reported that the ISD is in the process of negotiating with the low bidder, Westwood Curtis, to extend the water and sewer improvement infrastructure project to two years. It was noted that the State has to approve the final contract. Vernon reported that Plumbing Anytime is almost finished with water meter installation on Tensleep Drive. They are attempting to install 12 meters a day.
- **Water storage tank:** Jim stated that the crew working on the water storage tank appears to be quite good and are ahead of schedule.
- **Safety issue:** Kip asked that the ISD makes sure that safety is paramount during construction so that no residents, or others, are in danger.

**Discussion Items:**

**Correspondence:**

- **Parking letter:** Vernon reported that a couple of homeowners had contacted him regarding the letter sent prohibiting parking on a gravel area instead of a driveway. Vernon also reported that he had spoken to another homeowner about a driveway which is not paved all the way to the road and which has a large gravel area that other individuals park on. The Rafter J Covenants state that cars must be parked in driveways. Following discussion, the Board suggested placing signs at both of the Rafter J entrances stating that there is no parking on Rafter J streets.

- Front end loader: Vernon reported that Rafter J purchased a used front end loader with 11,000 hours for \$36,000. The old 1965 Caterpillar front end loader was sold for \$500.
- Policies: The Board will review the Overtime, Employee Comp Time, and Paid Time Off policies prior to the July Board meeting.
- Playground structures: The Board discussed homeowner playground structures. Following discussion, Vernon moved that playground structures be considered pertinent structures and hence must be approved by the Design Committee. Jason seconded the motion. It passed unanimously.
- Landscaping: The Board discussed modifications to Rafter J lots. Jason moved that any modifications to existing grading, drainage, and elevation on a Rafter J lot must be submitted to the Design Committee for approval. Vernon seconded the motion. It passed unanimously.
- 2008-2009 FY Budget: Jason reported on the draft budget for the FY 2009-2009. Paul suggested asking Chuck McCleary for an estimate for new capital items required for 1, 3, and 5 years. Capital items discussed were vehicles, office maintenance, etc. Kip will ask Chuck to provide, within two weeks, estimates for next year.
- Advisory Committee / Bylaw Amendments: The Board will review the proposed revisions to the Bylaws prior to the July Board meeting.
- Standards of Conduct and Ethical Behavior: The Board will review Kip's revisions to the current Standards of Conduct and Ethical Behavior prior to the July Board meeting.
- Rules for a swimming pool: The Board discussed establishing rules for a swimming pool and Paul agreed to provide a draft for discussion at the July Board meeting.
- Rafter J playground equipment: It was noted that the two sets of Rafter J playground equipment are old. Paul has looked into the cost of new structures which may range from \$40 to \$50,000 per park. He noted that Teton County Park and Recreation use "Play Time" equipment. Following discussion, Paul will provide more detailed playground equipment estimates for the Board to review.
- Signs: Vernon discussed an e-mail received from a homeowner regarding a violation letter requiring the removal of an alarm company yard sign that is not allowed under Rafter J Covenants. The homeowners initially refused to remove it. Following discussion, the Board decided to send the homeowner a second written notice of violation.
- Design Committee Member: The Board noted that Chris Moulder of the Design Committee would like to resign and be replaced by another architect. The Board suggested placing a notice on the Rafter J website.
- Annual Meeting dates: The Board discussed potential dates for the annual meeting. It was noted that several Directors will be out of town the third week of August and that early September appears to be a better time. Following discussion, Kip will ask Paul D'Amours, Rafter J Attorney, about the process to change the annual meeting date, normally the third week of August, to September. Cheryl will check with River Crossing for possible meeting dates the first week in September.

#### New Business:

- River Crossing's tent: The Board discussed the tent placed on the River Crossing property without Design Committee approval. Kip will send a letter to the church once again informing them of Covenant requirements.
- Trees planted near the pond: It was noted that residents are planting trees on common areas surround Walden Ponds. Kip will send a letter to the Walden Pond HOA.

Adjournment: Jason moved for adjournment and Vernon seconded the motion. It passed unanimously. The meeting adjourned at 10:41 p.m.