

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
November 25, 2008
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Wayne Flittner, Pam Zernis, Sue Porter, and Connie Davis

Others: Kasey Mateosky; Scott Shepherd; Reed Armijo, Engineer with Jorgensen Associates; Keith Gingery, Teton County Attorney

President's Report: Kip MacMillan, President, called the meeting to order at 7:06 p.m.

Minutes: (September 30, 2008) Joe moved to approve the September HOA minutes. Vernon seconded the motion. It passed unanimously.

Financial Report: The Board reviewed the October 2008 Financial Report. Vernon and Cheryl reported on several expense line items for the month. They also noted that the Major Repairs and Replacements line item reflected the purchase of a new sand spreader in October and the sale of the old sand spreader in September. Joe moved to accept the Financial Report. Vernon seconded the motion. It passed unanimously.

Improvement and Service District (ISD) Issues:

- **New water tank:** Vernon reported that a tar-like outer coating had been applied to the new concrete water tank, but it didn't stop the leaks. The Associated Brigham Contractors (ABC) were suppose to have left tubes in the tank wall into which epoxy could have been injected. They did not do this; thus they can't fill the porosity at the bottom of the concrete above the rubber seal between the wall and the base. There was also discussion about injecting epoxy from the outside. Following comments, Vernon stated that the issue of financial responsibility has not been decided.
- **Infrastructure project:** Vernon reported that there are approximately 15 of 60 major water valves left to replace in Rafter J. The contractor, Westwood Curtis, has begun working on the sewer and water service lines. They are initially replacing the lines in the cul-de-sacs, since these are the most difficult. The contractor started on Shorthorn Drive and is working on Black Baldy Drive and Brahma tomorrow. Following comments, Vernon stated that the contractor will finish most of the southeast quadrant by the end of December.

Vernon reported that there was a major water leak identified on Bunkhouse Drive. The homeowner had reported the loss of water pressure and the contractor dug up the area and repaired a water line that had been severed. Vernon further noted that Rafter J has already saved more than 100,000 gallons a day.

The major water valves left to be replaced are in the northwest section of Rafter J.

Vernon reported that the gravel permit information was sent out by the county to everyone living within 200 ft. of the storage area. The Teton County Planning Department wants the ISD to post a letter of credit for the reclamation bond which is 125% of the total cost. Vernon stated that he is working with Wells Fargo to prepare a letter of credit.

- **Electric bill:** Vernon reported that the ISD spends about \$2,400 a month in electricity to run the water pumps.

Discussion Items:

- **New playground equipment:** The Board discussed the maintenance required if the playground equipment is approved. There was also discussion about sending a playground equipment survey for residents to complete and return to the Rafter J Office by December 31, 2008. Following comments, Vernon moved to send the revised playground equipment survey to residents within the next ten days. Paul seconded the motion. The motion passed: two in favor, one against.
- **Copier bid:** Vernon presented a follow-up report on the new copier ordered for the office. He confirmed that it is a black-and-white copier with a color scanner. The lease is for four years and is cheaper by approximately \$30 a month than our present copier. The new copier will be installed on Monday, December 1, 2008.

Homeowners' and Resident Issues and Concerns:

- Kasey Mateosky, Scott Shepherd, and Reed Armijo, Engineer with Jorgensen Associates, stated that they had met with the Design Review Committee earlier in November and are presenting a revised engineering drawing of the plan and side views

of the proposed Rafter J storage area in Tract 3A. The design reflects moving the current Rafter J storage area north. Kasey stated that he made an inventory of our present storage area and counted 125 equivalent vehicles. The proposed new storage area also has 120-125 spaces with room for vehicle overhang from the curb stop. It is 2.92 acres, compared to the current Rafter J storage area of approximately 2.7 acres. Following discussion, the Board suggested that Kasey present their revised engineering drawings to the Design Review Committee on December 2, 2008, for review of the visual impact and snow removal possibilities from the storage area. Kasey will meet with the ISD regarding the water and sewer issues for the proposed development.

- Keith Gingery, Teton County Attorney, addressed the Board regarding the two easements for the Children's Learning Center. Following discussion, the Board decided to discuss the issue with Paul D'Amours, Rafter J Attorney, before signing the easement agreements. Kip will contact Paul D'Amours to set up a meeting with the Board on Monday or Wednesday of next week.
- Sue Porter and Connie Davis addressed the Board regarding the maintenance of a footbridge in the Rafter J common area south of Clydesdale Drive. Kip reported that he had contacted our attorney and insurance company regarding liability and safety issues; both are fine with Rafter J installing the footbridge. Kip also spoke with Chuck M. regarding installation of the footbridge and Chuck will install the bridge next week.
- Wayne Flittner addressed the Board and pointed out that the four homes adjacent to the proposed Children's Learning Center are 3 ft. below the road surface and thus may lose their mountain views. This is especially true for the log home on the end of the cul-de-sac. Following discussion, Wayne agreed to contact Moulder and the Design Review Committee regarding the issue.

Wayne reported that a bicyclist was hit by a car at the Big Trail and Tensleep intersection. The car was turning south onto Tensleep and there was no yield sign facing west on the Big Trail bike path. It was noted that the pathway signs are a county issue.

Other Business:

- Easement for Jack Konitz, Lot 336: The Board agreed to have Kip MacMillan, President, sign the easement for Jack Konitz's installation of a water line across the Rafter J common area.

Adjournment: The meeting adjourned at 9:00 p.m.