

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
August 25, 2009, at 7:00 p.m.
Rafter J Office

In Attendance:

Directors: Vernon Martin, Kip MacMillan, Joe Greene, and Brian Remlinger; absent: Paul Boillot

Staff: Cheryl Fischer

Homeowners: Pam Zernis and Tom Patterson

President's Report: Kip MacMillan, President, called the meeting to order at 7:01 p.m.

Election Results: Vernon Martin read the preliminary Director Election results. There were 84 valid ballots cast, one duplicate, and one unmarked ballot.

2-year Board position: 81 votes for Brian Remlinger

3-year Board position: 79 votes for Paul Boillot

Write-ins: None

Thus, Brian and Paul are the new elected Directors.

Election of Officers: Kip asked for nomination of HOA officers. Following discussion, Joe moved to submit Kip's name as President; Vernon Martin as Vice President; Joe Greene as Secretary; Brian Remlinger as Treasurer; and Paul Boillot as Director-at-Large. Vernon seconded the motion. It passed unanimously.

Minutes (July 27, 2009): The July HOA minutes will be distributed within the next few days to Board members for their approval by e-mail ballot.

Financial Report: The Board reviewed the July Financial Report. Vernon and Cheryl noted that the Office Expense line item includes the purchase of stamps for two annual-meeting mailings, while the Major Repairs and Replacement line item includes the material deposit and labor cost to replace the southern portion of the fence bordering the Rafter J subdivision.

Vernon reported that he switched the Wells Fargo Checking Account to a Business Advantage Account. He also set up a sweep account. Vernon noted that he didn't know what the interest would be on the sweep account, but there would be no service fees if we maintained a \$6,000 balance between the checking and money market accounts. Joe moved to accept the Financial Report. Vernon seconded the motion. It passed unanimously.

Maintenance Report and the Improvement and Service District (ISD) Issues:

- Maintenance report: Kip noted that there are no major issues to report.
- Lower Valley Energy: The Board discussed the current Lower Valley Energy bill with regard to energy usage and the demand charge fee. Kip will invite a representative from Lower Valley Energy to attend the September HOA Board Meeting and explain the demand charges.
- Asphalt overlays: Vernon reported that there are no streets scheduled for asphalt overlay next week. The contractor is hoping to finish the asphalt overlays by Wednesday, September 9.
- New water tank: Vernon reported that dirt was packed around the new water tank.

Homeowners' and Resident Issues and Concerns:

- Water meter noise: Homeowner Tom Patterson spoke to the Board regarding water meter noise and asked whether homeowners have to pay for upgrading to a quieter water meter. Vernon responded that the present water meters are working and fully functional. Only a minority of individuals are requesting a meter change. Vernon also noted that the cost to cover meter upgrades is not in the ISD budget.

- Stop signs: Kip reported that the stop sign at the corner of Arabian and Big Trail was knocked over and needs to be reinstalled. Homeowners Pam Zernis and Tom Patterson added that the stop sign at the corner of Appaloosa and Big Trail is obscured by a bush. Vernon pointed out that traffic signs are an ISD issue. Following discussion, Kip will look at the stop sign and send a letter to the owner outlining options for resolving the issue.

Discussion Items:

- Vehicles parked on street and a loose dog: The Board discussed the issue of trucks and trailers continuously parked overnight on both sides of Clydesdale. It was also noted that a dog belonging to a homeowner on Clydesdale regularly runs loose. Kip suggested setting up a special meeting with the homeowner responsible for both issues.
- Willows along Arabian Drive: Kip reported that a homeowner suggested trimming and thinning the willows along Arabian. The situation is such that individuals have been using the area for dumping. Kip obtained an estimate from a contractor for \$1800-2200 and will ask Chuck to obtain an estimate for trimming and thinning willow trees along Arabian, Percheron, and Clydesdale up to Big Trail Drive.
- FY 2009-2010 Budget: The Board reviewed the 2009/10 HOA budget and noted that it was essentially the same as presented at the HOA annual meeting. The operating expense line items are based upon a 5% increase, while the Homeowners Fees were decreased. The Interest and Other Income line item includes \$87k from the ISD for staff and equipment usage. The Capital Expenditures line item includes \$8,500 for a new snow plow for the Ford truck, and \$1,180 was proposed for the Mitigation Pond. Brian stated that the Mitigation Pond amount should be increased by approximately \$6,700 to account for installation and materials. The \$1,180 value includes hauling, tipping fees, and rental of a weed trimmer. The Miscellaneous line item, \$4,297, is to cover unexpected contingencies. Following discussion, Brian moved to amend the budget and increase the Mitigation Pond line item to \$7,680. The Other expense line item of \$20,000 was decreased to \$13,500 to balance the increase to the Mitigation Pond. Joe seconded the motion. It passed unanimously.
- Mitigation pond: Brian discussed installing the inlet and outlet structures for the Rafter J mitigation pond. He also proposed using a buried vault to set the pond elevation. Kip suggested that we consider adding a safety device for protecting the equipment from damage and to minimize the possibility of an individual opening the vault and falling in.

Brian explained that flooding is necessary to control the cattails. The steps include having volunteers to pull as many cattails as possible, stop the water input, use a weed whacker to cut the remaining cattails, and then allow water to flood the area.

Brian conservatively estimates costs as \$3k for the elevation and flow control and \$2.5k for maintenance; he volunteers to obtain two bids for the project and present them at the September Board meeting.

- Weeds: Brian reported that toad flax, a perennial noxious weed, is growing by the bridge and along the shore south near the bridge. He noted that it is best sprayed in the fall. Following discussion, Kip will ask Chuck M. to have Rafter J's weed sprayer spray the toad flax patches.

Brian noted that Canada thistle is another problem weed. He stated that the best control is bio-based, using weevils as the Teton County Weed and Pest does. Brian will obtain more information, including cost, from Teton County Weed and Pest.

Adjournment: Vernon moved for adjournment and Joe seconded the motion. It passed unanimously. The meeting adjourned at 8:41 p.m.