

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
September 30, 2009, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Jim Huspek, Wayne Flittner, Karen Hodges, Pam Zernis, Joann Grant, Allison Merritt, Leigh Baldock, Paul and Connie Davis, Nancy Hoffman, and Chris Moulder

Others: Bill Drui; Matt Ostdiek, Engineer with Rendezvous Engineering; Bob Jasper, Interim County Administrator; Ken Mahood, Architect with Ward and Blake Architects, and Jim Pickereil

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

Minutes (July 27, 2009 and August 25, 2009): The July HOA minutes were approved previously via e-mail. Joe moved to approve the August HOA minutes. Paul seconded the motion. It passed unanimously.

Financial Report: The Board reviewed the August Financial Report and Vernon moved that it be accepted. Joe seconded the motion. It passed unanimously.

Maintenance Report: Kip noted that there are no problems to report. The willows trees have been trimmed along Arabian Drive up to Big Trail Drive.

Improvement and Service District (ISD) Issues:

- **Water improvements:** Matt Ostdiek reported that the water improvement project is essentially finished.
- **Infrastructure Project budget status:** Matt Ostdiek summarized the infrastructure project budget status. The ISD has spent \$3,677,000 to date, and has \$2,373,000 remaining. The estimated total cost for the rest of the project is \$2,463,000 which leaves a shortfall of \$90k. The total infrastructure project funding from loans, grants, and Rafter J is \$6,050,000.

The Rafter J ISD commitment is \$790k and they don't have the full amount. Thus, the ISD asked the Homeowners Board to contribute \$200k. Following discussion, Joe moved that the Homeowners Association contribute \$200k, and if the project is under budget, the unspent money will be returned to the Homeowners and ISD via a 2:5 split. Paul seconded the motion. (The vote was 4 yes; 1 abstention.)

- **Asphalt paving:** Matt reported that the asphalt paving of the side roads are under-compacted and not up to the specifications in the contract. Westwood Curtis subcontracted the work to Owen PC.
- **Sewer improvements:** Matt noted that there are sewer main repairs still to be done in the Southwest and Northwest, including the south part of the Cedarwoods Townhome area, and sewer line repairs in the Walden Pond and End of the Trail Townhome areas.

Homeowners' and Resident Issues and Concerns:

- **Update on the Children's Learning Center:** Bob Jasper, Interim County Administrator, and Ken Mahood, Architect with Ward and Blake Architects, presented an update on the progress of the Children's Learning Center. The building is scheduled to be finished in mid-August, 2010. A homeowner asked about the water run off and noted that everyone south of the Children's Learning Center now has water in their crawl space. The construction is adding approximately 50,000 gallons peak to the run-off due to dewatering. There was discussion regarding the planned injection well and retention pond. It was noted that the water in the excavation ditch along Big Trail, which was not present prior to construction, is now permanent. There were comments regarding the design of the "pump and dump" system for a geothermal well. Brian asked that the county monitor the water and analyze the thermal shift. Following discussion, Joe and Vernon noted that the county has yet to obtain a variance from the Homeowners Association to dig the wells and the Improvement and Service District also has to approve the project. Bob Jasper stated that they will discuss these issues further at the October Board meeting.
- **Subdivision lighting:** Nancy Hoffman spoke with the Board regarding the exterior lighting in Rafter J. She provided a handout from International Dark-Sky Association (IDA) as a practical guide for residential lighting with suggestions for minimizing light pollution, including energy and cost savings, and minimizing light intrusion on neighbors. She discussed the use of down lighting and only using light where needed, adding a motion detector, and decreasing light wattage. The

Board reacted favorably, and Nancy will meet with Brian to discuss exterior lighting for Rafter J. Brian has had experience dealing with Walden Pond lighting issues. Nancy will e-mail Joe a proposal for Rafter J exterior lighting.

- South entrance light: Bill Drui, representing the South Park Rafter J Neighbors, reported that the newly installed light on the south entrance pole to Rafter J is very bright. He is willing to pay for replacing the light with one of less wattage, adding a custom shroud to the existing light, or replacing the entire light fixture with a shrouded exterior cone. Following discussion, the Board agreed to look into lighting options to resolve the issue.
- Appaloosa stop sign: Homeowner Karen Hodges noted that the Appaloosa stop sign has been spray painted. Vernon replied that Chuck M. is aware of it.
- Street signs: Homeowner Karen Hodges reported that the street signs have not been maintained and they need to be stained and sealed. Kip responded that Chuck M. has been working on them.
- Water pressure: Homeowner Joann Grant said that when she turns on the faucet, it makes a “clunk” noise and then the water stops. She then closes and opens the faucet and the water flows. Kip told her that it is a plumbing issue.
- Design Review Committee variance on Lot 30: The Board reviewed a letter from the Design Review Committee (DRC) regarding a height variance for a remodel on Lot 30 in Rafter J. It was noted that the initial design didn’t meet the Committee’s approval and DRC members requested that the architect alter the plans. The new design was approved, except that it did not meet the 20 ft height limit. Chris stated the bottom of the Boston ridge is 20’ 6”. The Design Review Committee voted 2-1 in favor of the 6” variance. Paul asked why the architect didn’t respect our rules. Following much discussion, Brian moved to approve the variance as written in the September 30th letter. Vernon seconded the motion. (The vote was 3 yes, 2 abstentions.)

Discussion Items:

- Rafter J Tract 3A zoning map amendment: The Rafter J Office received a letter from the Teton County Planning and Development Department notifying homeowners that they filed an application for rezoning Rafter J Tract 3A from Rural to a Neighborhood Conservation-Planned Unit Development (NC-PUD). The Board discussed the issue of whether we should include our water tank parcel and decided against it. The letter also noted that there will be a public hearing on October 26th which will be held before the Teton County Planning Commission. The Board had other questions as to why the county is spending its money on behalf of the developer, what is the rationale, and what happens to development rights. Paul agreed to contact Jennifer Bodine, Senior Planner, regarding the Board’s questions and will e-mail answers to the Board.
- Rafter J storage area: A homeowner reported that he had a spare tire stolen from his vehicle in the Rafter J storage area.
- Noxious weeds: An individual from the church reported that they had spent \$3k in chemicals and labor for spraying noxious weeds on the church property and noted that the surrounding properties have invasive noxious weeds which present a problem for weed management. Following comments, Brian suggested that he will meet with our weed sprayer this winter to develop a noxious weed plan, consider a cost share program with the Teton County Conservation District, and map the noxious weeds in Rafter J.
- Mitigation pond: Brian reported that he received bids from Westwood Curtis, Yellow Iron Excavating, Pete Feuz Excavation, and Foss-Peak Construction to install the inlet and outlet structures in the mitigation pond. The bid amounts ranged from \$18,400 for Westwood Curtis to \$4,700 for Foss-Peak. Brian also noted that he wants the project completed this fall, because the water in Flat Creek comes up in the spring, and he will oversee it to make sure the structures are installed as designed. Following comments, Paul moved to approve the installation of the inlet and outlet structures in the mitigation pond based upon the Foss-Peak proposal for \$4,700. Joe seconded the motion. It passed unanimously.

New Business:

- Staining playground equipment and buildings: Paul reported that the playground equipment will have to be stained at some point. Paul noted that he is considering staining this spring and has received a bid of \$975 for the playground equipment and \$350 for the postal building. The bids include materials. Following discussion, Vernon asked Paul to obtain a bid to stain all postal sheds, the Rafter J office, and the shop. Paul agreed.

Adjournment: Vernon moved for adjournment and Joe seconded the motion. It passed unanimously. The meeting adjourned at 10:03 p.m.