

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
November 24, 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 and Pam Zernis

Others: Bob Whitmire, Project Manager, and Eddie Anders, Worship Leader, with River Crossing

President's Report: Kip MacMillan, President, called the meeting to order at 7:00 p.m.

Minutes (October 27, 2009): Vernon moved to approve the October HOA minutes. Brian seconded the motion. It passed unanimously.

Financial Report: Brian presented the October Financial Report including the total amounts: Revenue, \$7,936; Operating Expenses, \$27,542; Major Repairs and Replacements, (\$250); Net Operating Income, (\$19,356); and Ending Cash Balance, \$6,783. Vernon noted that the small amount for the ending cash balance is due to most of the cash having been transferred from the checking to the Weekend Sweep Account, which is interest bearing, and the month ending during the weekend. Vernon moved to approve the Financial Report. Joe seconded the motion. It passed unanimously.

Maintenance Report:

- **New Ford plow:** Vernon reported that the new Ford plow failed during initial use and Chuck M. took the plow to Wedco Fabrication for warranty service. He then used the Chevy truck to finish the plowing.

Homeowners' and Resident Issues and Concerns:

- **River Crossing:** Bob Whitmire, Project Manager, and Eddie Anders, Worship Leader, of River Crossing were on the agenda to present revised development plans for River Crossing. It was noted that the plans were filed with Teton County last Friday. Bob stated that the original development proposal was filed and approved in 1992 and he believes that the county will treat the present plan as an amendment to the Land Development Regulations (LDR). Bob reported that River Crossing has attempted to address the following 2007 project issues.
 - 1). Noise pollution has been addressed by eliminating the outdoor amphitheater.
 - 2). There should be no significant increase in peak a.m. or p.m. traffic since most events will be on Sunday or in the evenings.
 - 3). They are addressing the light pollution by proposing to use bollard (short downward) lights similar to those at the Wildlife Museum. The lights from the buildings will be screened by drapes and automatic timers will be used on the outdoor lights.
 - 4). They have reduced the size of the project and the number of buildings.

Present Plan: The present proposal includes additional parking near Big Trail Drive and the existing sanctuary will be subdivided and remodeled to provide storage, classrooms for children and adults, and additional offices. A new sanctuary, facing the Grand Teton, with a café, resource center, bookstore, classrooms, and a nursery is planned for the north end of the present parking lot. They are attempting to capture the image of the Yellowstone Lodge for the new sanctuary with rock, wood siding, stone base, and large glass windows. They are also proposing to place an oversized cross in front of the church. There were questions and discussion regarding the height of the cross and the blocking of view corridors. River Crossing is applying for a Leadership in Energy and Environmental Design (LEED) certification for the new sanctuary. The maximum proposed height of the new sanctuary is 30 ft from finished grade, which will require an additional variance, with a total of 30,500 sq ft. Bob reported that the present sanctuary can seat 350-400, while the new sanctuary will seat 658. The new parking lot design will allow 227 parking spaces, whereas they have 150-175 spaces now. They are also proposing two additional residential buildings, requiring yet additional variances. One will include three bedrooms on the ground floor and two bedrooms on the top floor for full-time employees, and the second building will include 14 bedrooms for "seasonal" workers and performers at "events". Each suite in the latter building will house two people, mostly with private baths, central kitchen, and a fireplace. They are proposing a height of more than 28 ft for both residential buildings with a total of

15,000 sq ft. (10,557 sq ft for seasonal and 3,968 sq ft for full-time housing.) Kip asked how many full-time employees they presently have and the answer was “four plus two”. They also plan to hire another administrator and are expecting six-eight additional full-time employees. Kip asked what their time frame was in breaking ground in the project and it was noted they hope to start the project late next summer, 2010, with completion in fall 2011.

Other issues discussed were as followed.

- Tents: The church annually erects tents which are against the Rafter J CCRs. They have never applied for a variance, even when asked to do so by the HOA. It was noted that the tents are used for meeting after services and for large funerals. The church plans to submit a proposal to the Design Review Committee for using a tent at funerals. This tent will be erected immediately prior to, and taken down immediately following, funerals. They also will ask for a variance for a permanent tent in the summer to be used for cookouts and as a gathering place after morning services.
- Signage and banners: The church changed their outside sign and added banners without approval, but promised to apply to the Design Review Committee for variances.
- Event Notifications: The church hosted a Simulcast leadership conference last June with John Maxwell, from Atlanta, Georgia, who advises churches in discussing faith with the business community. The broadcast went out to thousand of churches worldwide. Kip asked for advance notice of major church events, especially those which might be expected to affect Rafter J residents due to additional traffic, noise, etc. Bob refused and pointed out that information is posted on the River Rock website.

Following discussion, Board members raised concerns regarding the new parking lot near Big Trail Drive, rapid growth, advertisement, operating more as a commercial business than as a church, seasonal housing for non-employees, and the large number of variances required.

Improvement and Service District (ISD) Issues:

- Sewer Infrastructure project: Jim Huspek, ISD President, reported that Westwood Curtis has a small crew, working efficiently, on the sewer mains and service lines. On Monday, November 30th, there will be a larger crew doing sewer work for two weeks in the Cedarwoods Townhome area. Jim is hoping to have the crew finished by December 18th, but additional work may be required in January and February.
- Sewer lift station: Vernon reported that the sewer lift station pump hours on a day in early November were compared with those on the same day last year and the comparison showed a decrease of nearly 65% in run time.
- Road Infrastructure project: Jim noted that the situation with respect to asphalt repaving is still undetermined.
- New well: There was nothing new to report.
- New water tank: Jim stated that the reclamation work around the new water tank is either complete or very close to it. Part of the restoration includes planting new trees for which a drip sprinkler system is installed. Brian suggested wrapping the trees to protect them against mule deer.
- Infrastructure project cleanup: Jim noted that Westwood Curtis will clean up their work/storage area by late spring or early next summer.

Discussion Items:

- Board meeting dates for January-June 2010: The Board reviewed the proposed meeting dates for January through June, 2010, and adopted the following dates: January 26th, February 23rd, March 23rd, April 27th, May 18th, and June 29th. Board members agreed to contact Cheryl regarding issues with the adopted dates.
- Holiday schedule for January-December 2010: The Board reviewed the 2010 Holiday schedule and suggested changing the Christmas holiday. The following holiday dates were approved: New Years Day, January 1st; President’s Day, February 15th; Memorial Day, May 31st; 4th of July, July 5th; Labor Day, September 6th; Thanksgiving, November 25th; and Christmas, December 24th.

- Erosion of ditch along Arabian Drive: The Board received information from a resident regarding erosion of a drainage ditch along Arabian Drive. Kip reported that he has looked at it and concluded that it is a problem. It was noted that “point of use” determines who is the ditch owner. Rafter J has a 40 acre water right; however, we have not used it and could file abandonment. The maintenance responsibility is proportional to “point of use” fraction. Other users are Roger Seherr-Thoss, Melody Ranch, Polo Ranches, Canadian Springs, and the Flat Creek Fishing Club. The resident is asking Rafter J to take the lead in pursuing a solution. Brian discussed the need to move the dirt and rock previously taken from the ditch in order to change the course. Additional top soil, grading, and the applications of wetland sod or river rock would also be required. The question is: who should pay for the fix? Should it be shared proportionally to ditch ownership? Estimated material costs include about \$350 for topsoil, about \$370 for wetland sod, plus excavation for a total of approximately \$1,000. Vernon agreed to send a letter to other ditch owners with cost estimates and ownership fractions. If other owners refuse to participate in the solution, Rafter J will dam the ditch during the summer. Brian agreed to write a first draft of the letter.
- HOA Directors and Officers Insurance policy: Kip reported that he wants to increase Rafter J liability insurance from \$1M to \$2M. This will increase the cost from \$1,700 or \$2,550. It was noted that the Improvement and Service District (ISD) has their own Directors and Officers policy. Paul asked if the policy included the Design Review Committee. Vernon reviewed the policy and stated that the committee is covered. Following comments, Paul moved to increase the liability to \$2M. Vernon seconded the motion. It passed unanimously.
- Lower Valley Patronage Capital Certificate: The Board discussed redeeming the current value of the 2008 Patronage Capital Allocation Certificate, but agreed to leave the money in the Lower Valley account.
- Office locks: Vernon reported that the Rafter J Office locks were changed. A code-operated deadbolt, which can also be operated with keys, was added. Board members agreed to provide Cheryl with personal codes.

Adjournment: Vernon moved for adjournment and Brian seconded the motion. It passed unanimously. The meeting adjourned at 9:19 p.m.