

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**  
**December 29, 2009, at 7:00 p.m.**  
**Rafter J Office**

**In Attendance:**

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

**Homeowners:** Dr. Alice Richter, Sharon Parrott, John Shipman, Larry Kummer, Bob Henderson, and Sharon King

**Others:** Scott Waychoff

**President's Report:** Kip MacMillan, President, called the meeting to order at 7:07 p.m.

**Minutes (November 24, 2009):** Vernon moved to approve the November HOA minutes. Paul seconded the motion. It passed unanimously.

**Financial Report:** Vernon presented the November Financial Report and noted that the Major Repairs and Replacements line item reflects the purchase, in the amount of \$9,533, of a new snow plow for the Ford truck. The remaining line items were unremarkable. Joe moved to approve the Financial Report. Vernon seconded the motion. It passed unanimously.

**Maintenance Report:** Vernon noted that Chuck had no issues to discuss.

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

- **Sewer infrastructure project:** Vernon Martin reported that the crew finished the sewer infrastructure work for this year on December 18<sup>th</sup>. Westwood Curtis will resume sewer work in January, 2010.
- **Drinking water loan:** Vernon said that the State Land and Investment Board (SLIB) was notified that the ISD has substantially finished the water infrastructure project. The ISD has paid \$700k of the original \$1.5M loan from the state with just less than \$45k in interest. As a result, our annual payments are now in line with the income from the Special Assessment.
- **Newest diesel generator (2004):** Vernon reported that the alternator failed while an individual from Energy Management was present. Fortunately, the alternator is under warranty with Energy Management and we are waiting for a replacement or repair.

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

- **Jackson Hole Veterinary Clinic:** Dr. Alice Richter spoke with the Board regarding the veterinary clinic next door to her dental office. She stated that Mrs. Gwilliam recently installed an outside run (~10' x 15') for client's dogs; the water froze and a dog barked incessantly from 9-5 p.m. Dr. Richter called Mrs. Gwilliam, but she would not answer. The next week, they put three dogs outside who were also barking. Dr. Richter contacted M. J. Forman at Spring Creek Animal Hospital and she said there is no Wyoming law regarding dog kennels.

Dr. Richter feels this situation is a public nuisance and is also worried about the health of the dogs. In addition, she fears that when windows are open as in the summer, dogs barking inside the clinic will also be a nuisance.

- **Erosion of ditch along Arabian Drive:** Bob Henderson spoke with the Board regarding erosion of the ditch along Arabian Drive and asked that it be repaired and the landscape restored. Bob stated that he wants Rafter J to take the lead on the erosion issue and shut off, or slow, the water flow in the spring if other owners don't contribute to the cost of the ditch repair. The Board replied that we have initiated the process of obtaining estimates for the ditch repair and have discussed possible steps to take if owners refuse to participate in paying for the repair. Bob also wants Rafter J to repair the head gate on our property, which is not included in the present estimate. The Board agreed. Paul reported that the property south of Henderson is also experiencing erosion and asked if it should be included in the restoration cost. Vernon added that there also appears to be some erosion of the ditch across from the central park at Big Trail Drive and along the vacant lot on Percheron Drive.
- **Covenant enforcements:** The Board reviewed complaints regarding covenant enforcement for two houses in Rafter J. In one case, the owner is apparently running a business, has trucks parked in the street, is storing approximately 100 flower pots full of dirt and several empty ones on the lawn, and has a trailer and construction materials in his driveway. During Christmas, trucks were parked in the street for four days without moving. Employees are coming to the house and driving too fast

through Rafter J. The other house is a rental with five individuals living in it. They have five vehicles, four of which are parked in the driveway and extend into the street, while the fifth vehicle is parked in the street. This situation prohibits plowing and inhibits access by emergency vehicles. Following discussion, Kip agreed to send letters to the offending individuals for parking, lot appearance, business out of the house, and the five unrelated individuals living in one home. The latter is against both Rafter J and the Teton County Planning Department rules. Copies of the letters will be forwarded to the county.

- **Rafter J Incorporation:** Sharon Parrott spoke with the Board regarding incorporation of Rafter J. She asked that the Board revisit the issue; it has been several years since it was defeated by a close vote. She stated that we could use the tax income to help pay the infrastructure loans. Bob Henderson noted that taxes in Wyoming are distributed by town population.

Sharon reported that if the Porter Estate were to develop and then be annexed by the city, it would be too late for us to incorporate without Town of Jackson permission. Paul stated that he would like to hear from previous Board members regarding the pro/con arguments for incorporation. Vernon said that the Intergovernmental Agreement with Teton County included a five-year hiatus to pursuing incorporation, but this time period has passed.

#### **Discussion Items:**

- **Rafter J Tract 3A zoning map amendment:** Vernon attended the Teton County Board of Commissioners meeting on December 1<sup>st</sup> regarding approval of the Tract 3A rezoning change from Rural to Neighborhood Conservation – Planned Unit Development (NC-PUD). He recommended to the Board that if they chose to approve the change in zoning, they do so with the condition stated below as previously recommended by the Teton County Planning Commission:

“Prior to development of more than one single-family (and associated ARU) on the parcel, a Rafter J Master Plan amendment application shall be submitted by the property owner and approved by the Board of County Commissioners.”

Vernon reported that the Board approved the rezoning with the condition.

- **Walden Pond Escrow Agreement:** Vernon pointed out that Too Buds has an option on the Walden Pond lots which have been deeded in their name; however, the deeds cannot be executed unless Too Buds obtains wetlands mitigation approval from the Army Corps of Engineers and the Environmental Protection Agency.
- **Qwest Easement to the Children’s Learning Center:** Vernon stated that an individual from Qwest asked if the HOA would be amenable to granting a below-ground telephone line easement on our side of the lot line between Rafter J and Phil Wilson’s property leading to the Children’s Learning Center. Vernon told the individual that such an easement might be acceptable, but that he would have to check with the Board of Directors as a whole. Following discussion, Paul suggested that Qwest add a graphic rendering of the easement legal description to their proposal.
- **Rafters J map – information on the back side:** Vernon asked the Board for suggestions concerning information that would be useful to add to the back side of the Rafter J map. Following discussion, the Board agreed to consider information regarding history, management, and a note that the Rafter J roads and parks are private. Vernon also stated that there are five laminated maps for posting in the postal areas.

**Adjournment:** Vernon moved for adjournment and Joe seconded the motion. It passed unanimously. The meeting adjourned at 8:47 p.m.