

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
March 23, 2010, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Chuck Rhea, Pam Zernis, and Sharon King

Others: Scott Waychoff and Steve Foster, County Administrator

President's Report: Vernon Martin, Vice President, called the meeting to order at 7:05 p.m.

Financial Report: Brian presented the February 2010 Financial Report including the following total amounts: Revenue, \$7,105; Operating Expenses, \$14,753; Net Operating Income, \$7,648; Ending Cash Balance (sum of Checking, Savings, and Petty Cash), \$16,870. He also reported the amounts in the Rafter J bank accounts: Checking: \$1,507, and the Weekend Sweep, \$326,068. (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.) Paul asked about the total amount in the Interest and Other Income line, \$4,958, versus the budget amount of \$96,907. Following discussion, Brian suggested that we review the June 2009 minutes for information on the budgeted amount for Interest and Other Income. Paul moved to approve the February 2010 Financial Report. Brian seconded the motion. It passed unanimously.

Maintenance Report:

- **Roads:** Cheryl said Chuck reported that Hunt Construction swept the sand from the main turns on Big Trail Drive and Tensleep Drive and at the north and south entrances in Rafter J.

Improvement and Service District (ISD) Issues:

- **Sewer and Water Infrastructure project:** Vernon Martin noted that the sewer and water infrastructure project work is finished.
- **Road Infrastructure project:** Vernon stated that the asphalt paving dispute is in negotiation to resolve the issue.
- **Infrastructure project cleanup:** Westwood Curtis is moving mounds of dirt and restoring the staging area. Most of their equipment is being removed.
- **ISD 2010 Election Results:** Vernon reported that John Shipman has been elected to a three-year term on the ISD Board replacing Jim Huspek.
- **ISD Special Meeting:** The next ISD Special Meeting is scheduled for Wednesday, March 31, 2010, for the primary purpose of choosing the District officers.

Homeowners' and Resident Issues and Concerns:

- **Covenant enforcements:** The Board reviewed a letter from a resident regarding landscape covenant violations. Vernon stated that a reply was sent explaining that the property in question is undergoing landscape work; the owner was reminded that the Rafter J covenants allow a one year limit to complete the landscaping and after that time the property is to be maintained to covenant standards. Vernon also noted that a warning letter was sent to the owner regarding vehicle parking on the street. Individuals in attendance also commented about trailer parking, the quantity of vehicles and number of trips up and down the street, excessive speed, and the landscape condition of the property.
- **River Crossing:** Vernon reported that Paul and he, together with Chuck Rhea, attended the Teton County Planning Commission meeting regarding the River Crossing application for an amendment to their 1992 Master Plan and a variance on the amount of impervious surface. Vernon said that they all spoke as individuals and the Planning Commission recommended approval to the Board of County Commissioners with conditions. The Board also discussed a draft letter to the Board of County Commissioners regarding comments on the River Crossing application. Paul stated that the application will be presented to the Board of County Commissioners at their regular meeting on Tuesday, April 20, 2010, starting at 9:00 a.m., and the staff report to the Board of County Commissioners will be available on Monday, April 12, with revised conditions to the application. Paul also stated that the last day to submit public comment and have it included in the

Commissioners' review package is Friday, April 9. Brian and Paul will revise the Rafter J letter based upon Board discussion.

Discussion Items:

- Design Review Committee member: The resignation of Robert "Buster" Taylor is effective May 5, 2010, and the Board is searching for a replacement.
- Correspondence: The Board reviewed correspondence from the Center for Resolution. They are offering a free after-work forum for homeowners and other interested parties on Wednesday, March 24, to discuss reducing and resolving HOA conflicts.
- Tract 2A: Vernon reported that the Rafter J Office was notified of a potential sale of Tract 2A. Vernon stated that he had written a letter regarding the potential partial usage of Tract 2A as a residential property since the lot has been identified as commercial property in accordance with provisions of the Rafter J Ranch Homeowner's Association Covenants, Conditions, and Restrictions (CCRs).
- Erosion of ditch along Arabian Drive: Brian reported that the work to repair erosion of a drainage ditch along Arabian Drive is scheduled for April 14. The bank will be reshaped with fabric, soil, and a seed mixture. On May 14, an application of wetland sod will be added to the bank. No work is proposed for the ditch south of Clydesdale Drive.
- Children's Learning Center: Steve Foster, County Administrator, was present to check with the Board regarding a letter of support and approval for the HOA Board's recommendations regarding the heat pump options for the Children's Learning Center. Vernon stated that he had prepared a letter thanking the County for the opportunity to review the options and provide input into the decision as to the final configuration of the heat pump. The letter also reiterated the Board's choice to use both a source well and a discharge well. However, the HOA Board had not been informed as to what configuration had been chosen, and, as a result, the response letter could not indicate support. Mr. Foster replied that the County had decided to go with the two-well option as recommended by the HOA Board. Vernon stated that, with this information, he would revise the letter accordingly. Following additional discussion, the Board would like to have a formal application from the county regarding the configuration they intend to use and the locations of the wells. Brian then moved that should the variance application be for the two-well system and contain a plan view and general description of the wells, then the Board gives permission to Vernon to grant the variance. Paul seconded the motion. It passed unanimously.
- Konitz/Richter: Vernon reported that the Rafter J Ranch Homeowner's Association paid Jack Konitz \$5,500 toward the construction of a new water line that does not cross Dr. Richter's property.
- Escrow account: Vernon reported that the Escrow Account with the Rafter J Partnership, Too Buds, and Rafter J has been resolved and closed. The Rafter J Office received the money from the escrow account.
- 2010-2011 Budget: The Board discussed items for the FY 2010-2011 budget and will be determining the homeowners' fees based upon expenditures projected for the year. Vernon mentioned that the fees must be approved at the May meeting since the coupons are mailed in May.
- Pond permits: The Board took no action on the pond permit issue.
- Rafter J North entrance sign: Vernon reported that the light on the Rafter J North entrance sign is still not working due to a vehicle accident earlier in the year. Delcon was contacted for a quote to fix the light as well as a quote for a different light for the entrance sign. The quote from Delcon for fixing the light was submitted to the insurance company who asked for more details. Following discussion, Vernon will submit to the insurance company an estimate for work to be performed by Rafter J.
- Rafter J street signs: Rafter J street signs will be an item for the FY 2010-2011 budget.
- Rafter J map, information on the back: The Board took no action.

- Qwest easement to Children's Learning Center: Vernon reported that Rafter J and Qwest are still negotiating the easement. Following discussion, the Board agreed to proceed with the recommendations provided by Paul D'Amours, Rafter J Attorney, with respect to the wording of the Qwest easement agreement.
- Request for bids for weed control contracts: Brian reported that the weed control bids will be presented at the April Board Meeting.
- Painting/Staining estimate for the Rafter J Office, shop, swing set, and postal sheds: Paul presented a bid for painting and staining the Rafter J Office, shop, swing set, and the five postal units. The Board reviewed the bid and discussed the items to paint and stain as well as getting more bids; the Rafter J Bylaws require additional bids if the amount is over \$5,000. Following discussion, the Board chose to paint and stain the swing set and the five postal units, but not the office or shop. Paul will obtain two more paint and stain bids.

Other Business:

- Mitigation Pond: Brian presented an update on the Rafter J mitigation pond project. He stated that the inlet and outlet structures have been installed. He mentioned that, for some reason, an inadequate amount of piping had been ordered, but Chuck was able to provide the additional piping. Brian further reported that individuals from the Journey School Campus of Teton Science Schools have volunteered to pull the cattails in April. He is planning to use a rental truck or trailer, due to the large load anticipated, to take the cattails to the compost area. Brian also provided additional information regarding the head gate placement and control levels for the mitigation pond.

Adjournment: Brian moved for adjournment and Paul seconded the motion. It passed unanimously. The meeting adjourned at 9:42 p.m.