

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
May 18, 2010, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Pam Zernis, Matt and Sandy Ostdiek, Mike and Bobbie Dailey, Cindy Daly, Art Denton, Jim Huspek, Chris and Paula Hughes, and Larry Kummer

Others: Matt Furney, Lucy Bayles, Paul D'Amours, Rafter J Attorney, Kasey Mateosky, Reed Armijo, Engineer with Jorgensen Associates

President's Report: Kip MacMillan, President, called the meeting to order at 7:05 p.m.

Minutes (March 23, 2010 and April 27, 2010): Brian moved to approve the March HOA minutes. Paul seconded the motion. It passed unanimously. Brian moved to approve the April HOA minutes (subject to a minor wording change.) Paul seconded the motion. It passed unanimously.

Financial Report: Brian presented the April 2010 Financial Report including the following total amounts: Revenue, \$110,253, which is mostly ISD support/staff services, facilities, and vehicles; Operating Expenses, \$15,387; Major Repairs and Replacements, \$5,935; Net Operating Income, \$88,931; and Ending Cash Balance (sum of Checking, Money Market Fund, and Petty Cash), \$490,498. Brian also gave a summary of the amounts in the Rafter J bank accounts: Checking, (\$571); Money Market Fund, \$18,230; Petty Cash, \$246; and the Weekend Sweep, \$472,593. (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.) Joe moved to approve the April, 2010, Financial Report. Paul seconded the motion. It passed unanimously.

Maintenance Report: Kip noted that he had spoken to Chuck M. who reported that there are no major issues other than Pump Tech sending the wrong sewer pump replacement.

Design Review Committee Report: The Board reviewed a Design Review Committee Action Summary for May 4, 2010.

Homeowners' and Resident Issues and Concerns:

- **Homeowners and residents in attendance:** The homeowners and residents in attendance were upset that Too Buds destroyed the animal habitat in the Walden Ponds wetlands, killing hundreds of nesting birds. They asked several questions as to why neighbors were not notified prior to starting demolition and why it was done during nesting season. Brian explained that Walden Pond HOA asked to see their road grading permits prior to submitting to the county. However, Too Buds completely bypassed the Walden Pond HOA.

Brian noted that Too Buds has to obtain a permit from Rafter J to move the ditch and maintain the capacity. The new ditch will be on Rafter J common area near Too Buds' boundary and Too Buds agreed to plant willows on both sides of the ditch.

A resident asked who has the responsibility to make sure the new ditch is placed correctly. Brian answered that it is the State Engineer.

- **Too Buds Walden Pond Phase B ditch realignment:** Kasey Mateosky of Too Buds spoke to the Board regarding the Walden Pond Phase B ditch realignment. He stated that Rafter J has not applied for pond permits from the State Water Commissioner and therefore Too Buds cannot connect the ditch to our pond.

The residents in attendance want the water in the Adams lateral ditch to flow into the pond for habitat and privacy. Following discussion, Kip asked Kasey to build the ditch, but not to connect it at either end until Rafter J receives pond permits. Kasey agreed.

Kasey noted that the new Walden Pond lots range from approximately 0.13 to 0.24 acres. The larger lots are near Bridle Drive. It was noted that the wire utilities are all buried, but the water and sewer work has not been coordinated with Chuck M. Kasey claimed that they have used cameras to inspect the original pipes. A homeowner commented that the area was designated a wetland and Brian stated that wetland rules changed about ten years ago and isolated wetlands not connected to US water bodies are no longer designated. Following discussion, Kasey asked for approval to relocate the ditch. Joe and Paul responded that they wanted to discuss the issue further.

- Tract 3A: Kasey Mateosky and Reed Armijo, Engineer with Jorgensen Associates, spoke with the Board regarding a proposal for Tract 3A, which is the area above the highway. Kasey stated that they are acquiring the parcel this week. The area includes 69 acres and they are proposing to develop three or four single family resident lots. Kasey noted that they have filed for a pre-application conference with the county. The issue is access. They claim that part of the present Rafter J storage area is on their property. They are required to build a 20-ft wide road with a 60 ft easement. The best site for the road would encroach on our storage lot. Thus, they propose a land swap.
- Rafter J common areas: Matt Furney was on the agenda regarding suggestions for the Rafter J common areas. Matt stated that he has been a resident for three years and lives on Clydesdale Drive. He discussed long term goals for the Rafter J common areas and proposed that we mow the field areas every spring for the benefit of the community and habitat, while minimizing thistles. The Board noted that Rafter J used to hay the fields, but the yield was too low. Brian pointed out that we have solicited bids for weed control and selected a company for a one-year contract, renewable for two-years. Matt estimated the cost for a tractor rental for mowing the common areas to be approximately \$1,000.

Discussion Items:

- Correspondence: The Board reviewed an e-mail from a homeowner regarding open exterior fires in Rafter J and Kip agreed to respond.
- Staining estimates: Paul reported that he had received a new estimate from Monarch Painting Services (the owner is a Rafter J resident) for \$1,800 to apply one coat of stain on the postal sheds and playground equipment. The estimate includes power washing, materials, and labor. A second coat will be applied where necessary for an additional cost. Following discussion, Paul moved to proceed. Brian seconded the motion. It passed unanimously. Paul stated that Mark Llinares will probably begin the project in June.
- Erosion of ditch along Arabian Drive: Brian reported that the second phase of the erosion damage repair along Arabian Drive is now complete. The wetland sod was applied along the full 45' of bank. The cost shares for all Wilson Ditch owners have been determined and Cheryl will send bills.
- Qwest easement to the Children's Learning Center: The Board reviewed the latest draft to Qwest's Children's Learning Center easement proposal. The language is now consistent with Paul D'Amours', Rafter J Attorney, suggestions. Brian moved to approve the Qwest easement. Paul seconded the motion. It passed unanimously.
- Pond permits: The Board agreed to proceed with obtaining permits for the two ponds along Big Trail Drive.
- Rafter J street signs: Brian reported two options for replacing 64 Rafter J street signs: 1) replace them with standard metal street signs for \$13,648 and ask Chuck M. to install them, and 2) replace them with two-sided sand-blasted high-density plastic signs that look similar to the present wooden ones for \$44,368. It was noted that there are two sign shops in town, Jackson Sign and Drive Signs. A resident suggested that we ask the Jackson Hole High School wood shop if they are interested in making signs. Following discussion, Joe suggested that we increase the budget line item for Rafter J signs, and decide which signs to use after receiving more information. The possibility of phasing the project over several years was also discussed. Paul agreed to call Todd Taylor at the Jackson Hole High School workshop.
- Rafter J North entrance sign: The Board reviewed two estimates from Delcon to repair the Rafter J North entrance sign. Delcon estimates are: 1) provide the materials, labor, and taxes to repair and remount the light at the entrance sign for an estimated price of \$265 to \$380, or 2) provide the same materials, labor, and taxes, but position the light 2.5 feet from the sign to provide better illumination for an estimated price of \$934 to \$1,274. Following discussion, the Board agreed to proceed with the lower price option 1. Kip will ask Chuck M. to contact Delcon to carry out the repair.
- 2010-2011 Budget: The Board reviewed the proposed Budget for 2010/11 and reiterated that the goal is to have one year of operating expenses in cash reserves. Upon reviewing the current financial amounts, the Board felt that the association meets this goal. The proposed capital expenses are \$12,000 for the remaining fence repairs and \$45,000 for replacement of Rafter J signs. The proposed revenue budget includes an increase in the homeowner's dues by 5%, (\$2.33 per month per house), but no increase for the storage fees. Following discussion, Joe moved that the 2010/11 budget be approved with no increase in homeowner dues. Brian seconded the motion. It passed unanimously. The Board noted that the ISD portion of the budget will be discussed when the ISD Board is present.

- Health Insurance renewal rates: Cheryl reported on the employee health insurance plan rates for the fiscal year beginning July 1, 2010. The rates increased by 3% this year for the same plan. Following discussion, the Board agreed to continue with the present health plan.
- Directory of services provided in Rafter J: Paul suggested having a Rafter J “yellow pages” of services available locally, and to list the services on the Rafter J website with a note saying that the HOA does not endorse any particular business.
- River Crossing: Kip reported on the Teton County Commissioners meeting regarding the River Crossing application to the county. The primary issue was whether this application is a “substantial” change from what was approved in 1992. During public comments, Paul B. noted the “bulk and scale” and impervious surface differences. Leland Christensen was not present and Hank Phibbs and Ben Ellis believed the application represented substantial change. Hanks Phibbs asked whether in the case that the county commissioners decides not to approve, could the applicant come back with a new application under the 1994 regulations? The answer requires staff research.

Adjournment: Joe moved for adjournment and Brian seconded the motion. It passed unanimously. The meeting adjourned at 9:45 p.m.