

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
November 30, 2010, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Chuck McCleary and Cheryl Fischer

Homeowners: Ilene Zwerin, Pam Zernis, and Steve Foster as a homeowner and Teton County Administrator

President's Report: Kip MacMillan, President, called the meeting to order at 7:13 p.m.

Minutes (November 2, 2010): Paul moved to approve the November 2, 2010 HOA minutes. Vernon seconded the motion. It passed unanimously.

Financial Reports: The Board reviewed the October 2010 Financial Report including the following total amounts: Revenue, \$7,786; Operating Expenses, \$16,394; and the Net Operating Income, \$8,609. The amounts in the Rafter J bank accounts are: Checking, \$678 (Wells Fargo); Money Market Fund (Wells Fargo), \$18,773; Money Market Fund (Bank of Jackson Hole), \$200,778; Petty Cash, \$717; and the Wells Fargo Weekend Sweep, \$347,919. (The small amount in the checking account is due to most of the cash having been transferred to the Weekend Sweep account, which is interest bearing, and the month ending during the weekend.) The total amount in the Ending Cash Balance (sum of Checking, Money Market Funds, Petty Cash, and the Weekend Sweep) is \$568,866. Vernon moved to approve the October, 2010, Financial Report. Paul seconded the motion. It passed unanimously.

Improvement and Service District (ISD) Issues and Maintenance Report:

- **Sewer lift:** Chuck M. reported that a pump was plugged in sewer lift 2 and ran for 8 hours instead of 1 hour. He contacted the Town of Jackson to adjust the hours on the Rafter J bill. He also noted that Delcon installed a reverse switch on lift 3.
- **Water line:** Chuck M. stated that the owner of Tract 2A had her contractor disconnect the existing ¾" water line because work had been completed on the new water line installation. The existing curbstop is now dedicated to the Corral Stables lot.
- **Loader:** Chuck M. replaced the batteries in the front-end loader.
- **Joint Powers Loan:** Vernon reported that the ISD is using reserves to pay off the Joint Powers loan for road surfacing because of the higher interest rate on this loan.
- **Generator:** Vernon said that the generator is working fine.

Homeowners' and Resident Issues and Concerns:

- **Staging Area:** Ilene Zwerin expressed concern that there is a lot of trash including survey stakes, plastics, plastic fencing, etc. left by Westwood Curtis in the staging area worksite. In addition, she mentioned that the dike road has been built up too high and consists of sticky clay and mud. She recommended placing very fine crushed gravel on the road. Chuck M. stated that this is an access road for maintenance.
- **Children's Learning Center:**
 - **Move-in date:** Steve Foster, Teton County Administrator, stated that the anticipated time for moving into the Children's Learning Center is December 10-15th. He stated that the date was shifted because a LEED gold building requires additional time for certification. The first children to attend the Center are expected in early January.
 - **Access road:** Steve stated that Teton County will erect a Valley Springs Road street sign marking the access road.
 - **Pedestrian crossing signs:** Steve reported that the pedestrian crossing signs, where the Center walking path intersects Big Trail Drive, will be removed.
 - **Open house:** The Center will host an open house at the end of January or early February.
 - **Parking lot lights:** Steve stated that the Center and parking lot lighting will be dimmed at night.

- Playground equipment: The playground equipment will be within the fence and not accessible to the public.
- Children's waiting list: The Board inquired as to whether Rafter J children would be given preference at the Learning Center. Steve replied that it is the contractor who will make that decision, noting that it is a county facility.
- Proposed ice rink: Steve said that speaking as a homeowner, he would like to install an ice rink at the west side of the park on Big Trail Drive for kids in the neighborhood. He will supply the hoses and will do all the work, but would like permission to draw water from the hydrant. Potential issues noted by the Board are parking, noise, and liability. Paul suggested that we contact the insurance company and check liability. Kip agreed to contact the Rafter J insurance agent. Steve will ask adjacent neighbors for their opinion on the ice rink.

Discussion Items:

- Correspondence:
 - Teton Science School: The Rafter J office received a request from the Teton Science School for permission to tag mule deer in Adams Canyon. Kip reported that approval was granted for the project.
- Rafter J street signs: No action was taken.
- Wilson ditch owners: The office received updated names and addresses of Wilson ditch owners. Reimbursement requests will be sent.
- Pond permits: Kip agreed to contact Matt Ostdiek regarding pond permits.
- Board meeting dates for January-June 2011: The Board will review proposed meeting dates for January through June, 2011, and contact Cheryl regarding conflicts.
- Miracle playground equipment: Paul reported that the Rafter J Office received information on the Miracle playground 50% sale on new equipment. Following discussion, the Board took no action.
- Playground equipment: The Rafter J Office also received information from a homeowner offering to sell his used playground equipment for \$100. The possibility of placing this equipment in the southeast park on Tensleep Drive was discussed. This would require excavation, moving sprinklers, and providing a black mat, mulch, and rubber bumpers to hold the mulch. Related issues discussed include quality, insurance, storage, and moving the equipment. Kip agreed to contact the insurance company regarding liability.
- HOA Directors and Officers Insurance policy: It was noted that the Directors and Officers Insurance policy expires in December; the Board agreed to renew the policy.
- Annual audit: Based upon cost, the Board decided not to have an audit.
- Surface Water Rights, Enlargement of the Adams Ditch: The Board reviewed information from Pierson Land Works LLC representing Phil and Karen Wilson of Valley Springs Ranch regarding enlargement of the Adams Ditch to provide reservoir supply and flow through for the Valley Springs Reservoir. The Wyoming State Engineer's Office requires that all landowners with water rights be notified. Following comments, Paul suggested that Brian review the information and report at the next Board meeting.
- Green Turf Lawnsapes weed control for 2011: The Board reviewed the Green Turf Lawnsapes weed control bid for spraying dandelions in the areas that Chuck M. mows. A 7% discount is offered for payment before March 15, 2011. Paul moved to approve spraying and accept the 7% prepay discount price. Vernon seconded the motion. The motion passed unanimously.

Adjournment: Vernon moved for adjournment and Paul seconded the motion. It passed unanimously. The meeting adjourned at 8:18 p.m.