

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**

July 26, 2011, at 7:00 p.m.

Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Tyler Hardy, Wayne Flittner, Pam Zernis, and Barbara Goody

Others: Brendan Schulte with Pierson Land Works, LLC

President's Report: Kip MacMillan, President, called the meeting to order at 7:02 p.m.

Minutes (May 31, 2011): Brian moved to approve the May HOA minutes. Vernon seconded the motion. It passed unanimously.

Financial report: Brian presented the June, 2011, Financial Report including the following totals: Revenue, \$17,453; Operating Expenses, \$17,414; Major Repairs and Replacements, \$10,695; and Net Operating Income, (\$10,656). Brian reported that there were no unusual expenses. The replacement of the Rafter J signs was budgeted for \$45k; we spent approximately \$34k. He also reported the amounts in the Rafter J bank accounts: Checking (Wells Fargo), \$396,382; Money Market Fund (Wells Fargo), \$18,792; Money Market Fund (Bank of Jackson Hole), \$201,950; Petty Cash, \$1,092; and the Wells Fargo Weekend Sweep, 0. The total in the Ending Cash Balance (sum of Checking, Money Market Funds, Petty Cash, and the Weekend Sweep) is \$618,216. Vernon moved to approve the June, 2011, Financial Report. Joe seconded the motion. It passed unanimously.

Design Review Committee report: The Board reviewed the Design Review Committee report.

Improvement and Service District (ISD) Issues:

- **New well:** Vernon Martin reported that a new well has been drilled to about 430' and a 25 hp pump has been installed. He noted that the water quality and volume is good and no sand was detected.
- **Paving overlay:** Vernon said that the paving asphalt overlay has started and several side streets have been finished. A quality control expert will adjudicate between Owens and the Rafter J ISD.
- **Water billing:** Vernon noted that the Rafter J ISD has contracted with a third party software provider for water billing.
- **Director replacement:** Gordon Gray volunteered to replace Vernon on the Rafter J ISD Board.

Homeowners' and Resident Issues and Concerns:

- Tyler Hardy reported to the Board that there are several violations in Rafter J: cars parked in streets, trailers, boats, and motor homes. He proposes to add an extra amount to homeowner's fees to have someone drive through the streets once a week looking for flagrant violations. No action was taken.
- Barbara Goody noted that the grass in the cul-de-sacs and parks is being cut too low.
- Brendan Schulte with Pierson Land Works, LLC spoke with the Board regarding Rafter J ponds that are not permitted through the Wyoming State Engineer. It was noted that Wyoming owns the water and we have the right to use it; the Adams Ditch has had water rights since 1896. The western pond is attached to the Adams Ditch and the eastern pond has alluvial flow from Flat Creek. For the western pond, we need permission from 140 water users downstream of Adams Ditch. The letters are going out tomorrow and individuals can object, but have to prove our pond will harm their water rights. Brendan said that this is a new water right, so we do not require a hearing.

Brendan reported that he had already done the pond permitting for the Wilsons and they received only two objections. It was noted that the individuals have 45 days to respond; no response is implied consent.

Brendan expects to have paperwork for the ponds submitted by September 15th and we should be able to connect the ditch to our western pond by next summer.

Discussion Items:

Correspondence:

Teton County: The Board noted the correspondence from the Teton County Planning & Development Planning Division notifying us that Too Buds, LLC has submitted a Final Development Plan application to develop a three-lot Residential subdivision on their 69-acre property. They also submitted an amendment to the Rafter J Master Plan to bring it into conformance and allow future development of the property (Tract 3A, Rafter J Ranch Subdivision). The County Planning Commission will hear this application at their August 8, 2011, meeting and the Board of County Commissioners will consider this application at their September 6, 2011.

E-mail: The Board reviewed comments from a Design Review Committee member, Phyllis Greene, on the proposed sign rules for Rafter J. Following discussion, the Board agreed to the committee member's suggestions.

E-mail: The Board reviewed correspondence requesting consideration of a fourth member to the Design Review Committee. Following discussion, Joe moved that Ilene Zwerin be appointed to the Design Review Committee. Brian seconded the motion. It passed unanimously.

Rafter J street signs: Chuck will stain the beveled part of the posts.

Wilson Ditch users: It was noted that there is still one group, Flat Creek Fishing Club, that has not paid their portion of the Wilson ditch repair bill.

Picnic bench in the central park: A picnic bench has been ordered for the central park on Big Trail Drive.

Building plans of property owners: A request has been sent to the Design Review Committee to prepare a draft copy of a policy for viewing Rafter J building plans.

Emergency calls: There was discussion regarding a call that was received from an individual over the weekend regarding assistance with a leak from a water meter.

Annual meeting information: The Board noted items and topics to be discussed at the Rafter J Homeowner's Annual meeting on August 16, 2011.

Valley Springs road: It was noted that Karen Wilson of Valley Springs reported that their road is private and not for public access.

Concrete bids: The Board reviewed the bids from two contractors for a concrete/cobble area reinforced with rebar. The bid includes an area 300 ft long x 3 ft wide along Big Trail and 60 ft x 5 ft with 2 inches of gravel base along Arabian. The two bids were from Sundance Concrete for \$16,750 and Four Corners Concrete, Inc. for \$21,360. Following discussion, Brian moved to accept the Sundance Concrete bid for \$16,750. Joe seconded the motion. It passed unanimously.

Fire pits: A resident asked about having fire pits. The Board discussed the issue of fire pits and noted that the individual should talk to his neighbors.

Resignation of a Director: The Board noted the resignation from Vernon Martin and thanked him for his years of service. Following comments, Joe moved to accept Vernon's resignation. Brian seconded the motion. It passed unanimously.

Adjournment: Vernon moved for adjournment and Joe seconded the motion. It passed unanimously. The meeting adjourned at 9:00 p.m.