

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
October 25, 2011, at 7:00 p.m.
Rafter J Office

In Attendance:

Directors: Kip MacMillan, Joe Greene, Paul Boillot, and Tyler Hardy; absent: Brian Remlinger

Staff: Cheryl Fischer

President's Report: Kip MacMillan, President, called the meeting to order at 7:09 p.m.

Design Review Committee report: The Board reviewed the Design Review Committee's report. Kip noted that Paul D'Amours sent a letter to Too Buds stating that King Eider Estates CCRs are subservient to those of Rafter J.

Maintenance report:

- **Generator:** Generator maintenance was performed last week at the well house.
- **Air conditioner:** The new air conditioner is in and will be installed soon.
- **Digital thermostats:** The new programmable digital thermostats were installed.

Minutes (July 26, 2011): Joe moved to approve the July HOA minutes. Paul seconded the motion. It passed unanimously.

Minutes (August 30, 2011): Joe moved to approve the August HOA minutes. Paul seconded the motion. It passed unanimously.

Financial report: The September totals included: Revenue, \$10,298; Operating Expenses, \$27,760; Major Repairs and Replacements, \$13,404; and Net Operating Income, (\$30,866). The amounts in the Rafter J bank accounts: Checking (Wells Fargo), (\$16,260); Money Market Fund (Wells Fargo), \$18,799; Money Market Fund (Bank of Jackson Hole), \$202,180; Petty Cash, \$1,038; and the Wells Fargo Weekend Sweep, \$471,044. 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 in the Ending Cash Balance (sum of Checking, Money Market Funds, Petty Cash, and the Weekend Sweep is \$676,802.

Improvement and Service District (ISD) Issues: The following items were noted.

- **New well:** Construction of the new well is almost complete.
- **Water meters and billing:** A letter regarding the water meter and the water billing plan was mailed to homeowners.
- **New software:** Software for water billing is being installed.
- **Audit:** The ISD audit is complete.
- **Meeting with the HOA:** It was noted that the ISD Board would like to meet with the HOA Board.
- **ISD Representative:** The HOA Board would like an ISD representative to attend HOA Board meetings in the future.

Homeowners' and Resident Issues and Concerns:

- **Cul-de-sac enhancements:** Paul presented an update on his research regarding beautification of the 26 Rafter J cul-de-sacs. He noted that in previous discussions, we had estimated costs between \$8k and \$10k per cul-de-sac, based upon tying into the Rafter J water system, installing a sprinkler system, and planting large vegetation and grasses. Paul noted that the total cost would be large and didn't know if it was worth pursuing. He further noted that some cul-de-sacs do not have fire hydrants and we would have to tap into the water line. This would require tearing up streets. Westwood Curtis would charge about \$2k per tie-in with no volume discounts. Following additional comments, the Board tabled the topic.

Discussion Items:

Correspondence:

- Covenant violation letters: It was noted that letters were mailed to homeowners with covenant violations.
- Wilson Ditch users: The Board reviewed an e-mail from Paul D'Amours regarding a negative response from Brett King of the Flat Creek Fishing Club. The Board agreed to have Paul D'Amours pursue the issue.
- Playground equipment: The Children's Learning Center donated their toddler play structure to Rafter J.
- Pond permits: It was noted that the Rafter J Office received a reply from the State of Wyoming Board of Control Office regarding additional information required for our petition. The acres we are abandoning were not specified. In addition, signature authorization is required for the HOA President to sign on behalf of the Homeowners Association.
- Holiday plans: Kip suggested sending a holiday letter noting that Santa Claus will be at the Rafter J Office for kids on a specified Saturday before Christmas. The event will also be announced on the Rafter J website and notices will be placed in the postal sheds.
- Flag pole: Kip mentioned donating a lodge flag pole to Rafter J that will be placed in front of the Rafter J office.
- Light pollution from the Children's Learning Center: It was noted that there is light pollution periodically at the Children's Learning Center. Last night between 8:30 p.m. and 8:45 p.m., all building lights were on and only one car was in the parking lot. Kip agreed to speak with Steve Foster, Teton County Administrator, regarding the issue.

Adjournment: Joe moved for adjournment and Paul seconded the motion. It passed unanimously. The meeting adjourned at 7:58 p.m.