

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**  
**January 31, 2012, at 7:00 p.m.**  
**Rafter J Office**

**In Attendance:**

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

**Staff:** Cheryl Fischer

**Homeowners:** Pam Zernis and Bobbie Dailey

**President's Report:** Kip MacMillan, President, called the meeting to order at 7:10 p.m.

**Minutes (November 29, 2011 and December 27, 2011):** Brian moved to approve the December, 2011, HOA minutes. Tyler seconded the motion. It passed unanimously. The November minutes were approved previously by e-mail vote.

**Financial report:** Brian presented the December, 2011, Financial Report including the following totals: Revenue, \$18,616; Operating Expenses, \$19,459; Major Repairs and Replacements, \$1,336; and Net Operating Income, (\$2,180). The amounts in the Rafter J bank accounts are: Checking (Wells Fargo), \$13,793; Money Market Fund (Wells Fargo), \$18,805; Money Market Fund (Bank of Jackson Hole), \$202,322; Petty Cash, \$1,155; and the Wells Fargo Weekend Sweep, \$424,530. 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. Brian noted that Wells Fargo will soon eliminate the Weekend Sweep Account program. The total in the Ending Cash Balance (sum of Checking, Money Market Funds, Petty Cash, and the Weekend Sweep) is \$660,606. Brian moved to approve the December, 2011, Financial Report as presented. Tyler seconded the motion. It passed unanimously.

**Maintenance report:** The following items were noted:

- **Sewer lifts:** Chuck had an electrician adjust the monitor in lift three for pump one.
- **Well house:** Chuck noted that Delcon Inc. replaced a soft starter on pump D in the well house.
- **Ford plow truck:** Chuck installed a new plow blade on the Rafter J Ford truck.
- **Covenant violations:** Tyler reported that he and Chuck drove around Rafter J to check for covenant violations. He noted that they are planning to do so again early next month.

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

**Homeowners' and Resident Issues and Concerns:**

- **Snow removal:** Rafter J residents noted that Chuck has been doing a very good job of snow removal on both the roads and the pathways.
- **Exterior lighting and parking:** Residents reported that exterior home lighting in some neighborhoods is not in line with covenants: no lighting at some houses and too high of wattage at others. In addition, all-night parking in the street is a problem in some neighborhoods. Tyler volunteered to investigate the issues.
- **Pathway benches:** Bobbie Dailey mentioned that she had spoken with Brian about the possibility of placing benches along the pathways. She presented a proposal from Treefrog Log Homes (Dubois, WY) for redwood benches with a cost including labor and materials of \$325.00/bench. There was discussion about having benches similar in design to our street signs built by individuals who are local. Brian noted that with a concrete pad etc., the price could easily be \$1,000 a unit. There was also some discussion about placement of benches.

**Discussion Items:**

- **Correspondence letters:** The Board reviewed letters from homeowners and residents; Kip agreed to respond to the letters.
- **Wilson Ditch users:** The Board reviewed a letter that Paul D'Amours mailed to Bret King with Flat Creek Fishing Club containing a bill for their share of the ditch repair. A response was due today from Bret King; since there was no response,

the Board discussed options for collection. Kip suggested that we wait until Monday before proceeding with small claims court.

- HRA resolution: The Board reviewed a certificate of corporate resolution for the Health Reimbursement Arrangement (HRA). The Board questioned why the resolution was required. Cheryl will investigate the details.
- Building applications: Kip noted that Cheryl had some changes that she wanted to make on building applications. The Board also discussed a proposed new Miscellaneous Items application. Kip suggested asking the Design Review Committee to consider the Miscellaneous Items application.
- Storage area/Tract 3A: Brian noted that at the last Board meeting we discussed the possibility of landscaping the storage area. However, before proceeding, we need to understand the final wording of the Tract 3A easements. Brian had spoken to Reed Armijo, Engineer with Jorgensen Associates, who is working on the project. Following discussion, Brian suggested that we should have correspondence with Too Buds and remind them of our easement agreement. Kip agreed to contact Paul D'Amours. In the correspondence to Too Buds, it should be noted that there is presently no grading easement allowed across Rafter J property.

Other items:

- Rafter J common area: Cheryl mentioned that she had spoken with Jack Vosika of Teton Rental regarding mowing the Rafter J common areas. The Board asked Cheryl to contact Jack and request a proposal.

Adjournment: Brian moved for adjournment and Tyler seconded the motion. It passed unanimously. The meeting adjourned at 8:14 p.m.