

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
February 28, 2012, 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

Homeowners: Pam Zernis

Others: Ilene Zwerin

President's Report: Kip MacMillan, President, called the meeting to order at 7:06 p.m.

Minutes (January 31, 2012): Joe moved to approve the January, 2012, HOA minutes. Tyler seconded the motion. It passed unanimously.

Financial report: The Board reviewed the January, 2012, Financial Report including the following totals: Revenue, \$40,678; Operating Expenses, \$14,935; Major Repairs and Replacements, \$0; and Net Operating Income, \$25,743. The amounts in the Rafter J bank accounts are: Checking (Wells Fargo), \$445,326; Money Market Fund (Wells Fargo), \$18,807; Money Market Fund (Bank of Jackson Hole), \$202,367; Petty Cash, \$1,144; and the Wells Fargo Weekend Sweep, (\$83). The total in the Ending Cash Balance (sum of Checking, Money Market Funds, Petty Cash, and the Weekend Sweep) is \$667,561. Joe moved to approve the January, 2012, Financial Report as presented. Paul seconded the motion. It passed unanimously.

Maintenance report: The following items were noted.

- Sewer lift: Chuck reset sewer lift three because the thermal switch tripped.
- Rafter J shop: Chuck had a new garage door opener installed inside the Rafter J shop.

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

Homeowners' and Resident Issues and Concerns:

- Letters will be sent to homeowners without exterior lighting on their property as well as for other covenant violations.
- There was a report of a car parked in the yard, next to the garage, that has been there for a long time.

Discussion Items:

- Correspondence: (The Board noted a couple of letters received and mentioned no responses were required.)
- Comp Plan-Interconnectivity: The Board reviewed a letter to the Teton County Commissioners arguing against interconnectivity between parcels south of us through Rafter J. It was noted that Melody Ranch had previously sent a similar letter.
- Wilson Ditch users: The Board agreed to have Paul D'Amours file a claim in small claims court to collect on ditch repair costs owed to Rafter J by Flat Creek Fishing Club.

Adjournment: Joe moved for adjournment and Tyler seconded the motion. It passed unanimously. The meeting adjourned at 7:47 p.m.