

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
March 20, 2012, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

President's Report: Paul Boillot, Vice President, called the meeting to order at 7:02 p.m.

Minutes (February 28, 2012): Joe moved to approve the February, 2012, HOA minutes. Tyler seconded the motion. It passed unanimously.

Maintenance report: Paul reported that there are no major maintenance issues in Rafter J. Chuck plans to flush the fire hydrants and sweep the sand off the roads during the next two weeks.

Improvement and Service District (ISD) Issues: Paul summarized information he received from the ISD.

Recent tests following merging of Metron Meter software and Black Mountain billing software went well, and water billing invoices are being formatted. Many of the water meter reading errors have been resolved.

A second notice letter was sent to residents to have their metering system checked for leaks by June 15.

Paul spoke with Barb Fields and is pleased with progress. Barb noted that the ISD started quarterly water billing with a mailing on April 2 and 3. The ISD would like to send future bills via e-mail and is asking residents to provide their e-mail address on the back of the payment stub and return it to the Rafter J ISD Office. The BoD discussed whether it would be useful for ISD to send an estimated bill to residents in July so they can adjust summer water use accordingly. Paul will discuss this with the ISD.

Design Review Committee Report:

- **River Crossing letter:** It was noted that the Design Review Committee e-mailed a letter regarding the River Crossing building plans to Bill Collins.
- **Estoppel certificate:** The Board discussed the estoppel certificate request that the Design Review Committee received for a setback issue on a property in Rafter J. Following comments, Paul will ask Paul D'Amours if we can delete the estoppel section in the Rafter J CCRs.

Homeowners' and Resident Issues and Concerns:

- **Light at the north Rafter J entrance:** It was noted that the Rafter J office received an e-mail that the light at the north Rafter J entrance was out. Cheryl called the Wyoming Transportation Maintenance Department and they agreed to have someone replace the bulb.
- **Adam's Canyon Animal Shelter site:** The Rafter J Office received notification that New Cingular Wireless (AT&T) has submitted an application to the Teton County Planning and Development Office for a Final Development Plan, Conditional Use Permit, and Variance to construct a 50-foot monopole wireless communication facility near the Adam's Canyon animal shelter.

Discussion Items:

Correspondence:

- **Comp Plan – Interconnectivity:** The Board noted that Kip sent a letter to the Teton County Commissioners stating that Rafter J is not supportive of any direct road or pathway connection between Rafter J and the former Teton Meadows development or Melody Ranch.
- **Wilson Ditch users:** There is no further development on this issue.

- Estimate for lighting in the Rafter J Office: The Board reviewed an estimate from Hunt Electric, Inc. regarding track lighting in the meeting room of the Rafter J Office. Hunt's Electric proposal of \$2,658.02 includes LED lights, removal of old lights, installing new tracks and lights, and labor. Following discussion, Tyler moved to approve the proposal. Paul seconded the motion. It passed unanimously.
- Commercial package and auto renewal: Cheryl reported that she received the renewal rates for the Homeowners commercial and auto insurance policies. The yearly total for both policies is \$2.00 less than last year. Following discussion, the Board agreed to pay both policies in total, rather than monthly, in order to receive a discount.

Adjournment: Joe moved for adjournment and Tyler seconded the motion. It passed unanimously. The meeting adjourned at 7:32 p.m.