

RAFTER J IMPROVEMENT AND SERVICE DISTRICT MEETING
RAFTER J OFFICE

2951 Big Trail Drive Jackson, WY 83001
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Date: September 9, 2015 @ 12:00

12:00 p.m. Call to Order

Minutes of Meeting:

Attending For the District:

Directors:

President: Gordon Gray
Secretary: Wayne Flittner
Treasurer: John Lotshaw

Staff:

Chuck McCleary
Cynthia Wiley

Also Attending:

Kurt Stout, Meridian Engineering
Paul D'Amours, Attorney for Rafter J
Brian Schilling, Homeowner

Call To Order:

President Gray called the meeting to order at 12:00 Noon.

1) Paul Perry – Water Request

The Rafter J ISD has received a letter dated 07/29/2015 from Paul Perry, Developer of two lots adjacent to boundaries of South Park Service Center (SPSC) which the ISD by agreements dating back to the 1990's provides water to the South Park Service Center members. Perry is requesting his lots be connected to the SPSC area and thus be provided water by the Rafter J ISD.

Discussion:

Since receipt of the letter, the ISD Board and its advisors have been researching the topic and through this discovery and review process has learned:

- There is a 1994 Agreement with the HOA Board agreeing to serve the SPSC with water.
- There is a letter from the Rafter J ISD with Vern Martin's signature to SPSC agreeing to serve SPSC with water.
- There is a part of the water main system, a 6" pipe used to provide a bypass line to Rafter J that is needs to be clarified as to ownership/easements etc.
- There is no definition as to whether the ISD is responsible to supply water to properties not in the boundaries of SPSC.

Per Paul D'Amours' remarks, what we need to do in this process is "clean up all the ambiguities" in all the documents controlling/impacting this request in order to assure that whatever action is taken we are not subjecting the residents of Rafter J to any liabilities or unknowns that an increase in ISD boundaries might expose.

The issue is not that we do not have enough water but what legal processes, actions both the ISD and SPSC take to initiate a workable, legal plan. Both Flittner and Lotshaw agreed the ISD should take the position of insisting that the resulting plan create no obligations or such that would put the owners and to this point the financiers of the ISD, The Rafter J residents at risk - just continue to provide water to the SPSC and let them work out the details of how to meet Paul Perry's' request.

Paul commented that maybe the SPSC should consider forming their own ISD, possibly annex the Perry property and have the Rafter J ISD continue to supply water. Looking to the future the water mains etc. in SPSC may have to be upgraded replaced and meters may have to be installed and SPSC ISD could as did the Rafter J ISD apply to various agencies for funding. There would be many benefits to SPSC to adopt this approach. The ISD supports contracting with an official ISD Board versus individual lot owners.

John Lotshaw moved we have Paul D'Amours open a conversation with the SPSC and explore the options etc. as we have no idea of what they are thinking or planning. This would help us maintain the leadership position in whatever follows. The motion was seconded by Flittner. It passed unanimously.

2) Adjournment

Gordon moved to adjourn; the motion was seconded by Wayne. It passed unanimously. The meeting adjourned at 1:00 p.m.

Minutes Drafted by:
Wayne Flittner