

RAFTER J IMPROVEMENT AND SERVICE DISTRICT MEETING

RAFTER J HOMEOWNERS ASSOCIATION OFFICE

2951 Big Trail Drive
Jackson, WY 83001
Phone: 307-733-5262
Email: Office@ RafterJ.Org

Date: January 21, 2014 12:00 Noon

Minutes of Meeting:

Attending:

For The District:

Directors:

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

Staff:

Cynthia Wiley
Chuck McCleary

Also Attending:

Paul D'Amours, HCD Lawyer
Kurt Stout, Meridian Engineering
Jim Huspek, Homeowner (former ISD Board member)
Bob Fishback, Homeowner

Call To Order:

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

- 1) Vern's Analysis For Funding Future Infrastructure Maintenance Projects
Vern emailed the board his analysis on scenarios for funding future infrastructure projects through the tax levy system to maintain the infrastructure at the current levels. The Board is aware of the potential problems and agreed the problems are a few years out. At this point the Board would like to wait to raise or change rates to give time for more analysis. The Board would like to payoff current loans now and complete those transactions.
- 2) Paul D'Amours
 - a) reaffirm the FY14/15 ISD adjusted loan payments
Gordon Gray met with the President of the NE40 HOA this past Fall and provided him with the information regarding the calculated increased assessments for the residents of NE40. He indicated that he would pass along the information to his other Board members.
- 3) Riddle request for reimbursement
Nancy and Dick Riddle sent two letters to the Board requesting reimbursement of the cost to fix the curb stop that Charlie's Plumbing replaced. According to the Riddle's,

there was a hole in the curb stop. Charlie's didn't keep the broken curb stop. Chuck and the Rafter J ISD weren't notified of the problem until after the fact. The Board is puzzled as to how Charlie's changed out the curb stop without shutting off the main. Gordon Gray moved to reimburse the Riddle's 50% for cost to date incurred of \$3,450.95. The motion was seconded by John Shipman. Discussion: Bob Fishman stated if you throw something away, you can't prove your point. John was confused as to why they would start at the house and move to the curb looking for the leak and how they knew there was a leak. The motion was approved 2 in favor (John Shipman and Wayne Flittner) and 1 against (Gordon Gray).

The Board requested documentation of invoices and provide detailed information on the curb stop. Chuck will then put a key on the newly installed curb stop to make sure he is able to turn the curb stop on and off.

Kurt will draft a policy on the protocol for water leaks and then post on website and provide to homeowners and all local plumbing contractors as they should not take such action w/o notifying the ISD as the curb stop is in fact ISD property.

4) Summer road sealing project

Kurt stated there are two options to chip seal the roads with either 3/8" or 1/4" chips. The 1/4" chips are new and are more user friendly for non-motorized users. The cost is cheaper as well but the wear life might not be as long. Kurt will do some research and follow up with the Board.

Once the Board determines dates, cost, etc., they will let homeowners know in case any of the subdivision units want to piggyback with sealing on their roads.

5) Other

a) Bob Fishback – FEMA

Bob was wondering what the status was on getting the Rafter J homes out of the flood plain area to avoid FEMA insurance.

Kurt will work on getting a list of homeowner's names that are affected by the flood plain flood insurance issue. He will also provide information on ways to possibly get out of the flood area by the preparation of a LOMR--- Letter of Map Revision or CLOMR--- Conditional Letter of Map Revision and the cost to do so. Kurt will also work with the County to see if they could help with this problem.

b) Paul D'Amours is going to follow up on the following:

Cedarwoods landscape

HOA Easements

Revising the Rules and Regulation for ISD bidding process

c) Maintenance – Chuck McCleary

Chuck stated he needs to get the water storage tanks cleaned. He will work with Dave Stickel to get them scheduled.

d) Kurt will investigate options to address the drainage ponding in the “office” parking lot.

6) Adjournment

Hearing no further requests for discussion items, President Gray moved to adjourn; Shipman seconded, all voted “aye”. Meeting adjourned at 1:33 PM.

Minutes Drafted By:

Cynthia Wiley

Rafter J ISD Staff