

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: June 10, 2014 12:00 Noon

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Minutes of Meeting:

Attending:

For The District:

Directors:

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

Staff:

Chuck McCleary  
Cynthia Wiley

Also Attending:

Paul D'Amours, HCD Lawyer  
Barb Fields, High Country Consulting

Call To Order:

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

1) Special Assessments

President Gray moved to approve the Final Analysis dated June 10, 2014 with the additional notes listed on the analysis, page 2 (See Attachment "A"). John Shipman seconded. There was no further discussion. All voted "Aye". Motion carried.

2) Resolutions

With the final approval of the "Final Analysis dated June 10, 2014", the Board approved the following adjustments to the Special Assessments.

**Single Family/Commercial Lots:**

The amount of the Special Assessment levied against the Rafter J Single-Family and Commercial Lots be reduced from \$730.00 per year to \$421.11 per year. The reduced Special Assessment will begin in 2015.

The remaining years during which the Special Assessment will be levied be reduced from 5 years to 2 years.

**Walden Pond:**

The Special Assessment levied against the Walden Pond Twinhomes shall be terminated for the remaining years.

The District shall issue a refund in the amount of \$180.95 to owners of each Walden Pond Twinhomes lot against which the Special Assessment was levied. For any years in which ownership of a lot was transferred, refunds will be pro-rated as between the owners from the date of transfer as determined by the Board.

**Cedarwoods:**

The amount of the Special Assessment levied against The Cedarwoods of Jackson Hole Townhomes be reduced from \$465.00 per year to \$276.09 per year. The reduced Special Assessment will begin in 2015.

The remaining years during which the Special Assessment will be levied be reduced from 5 years to 1 year.

**End of Trails:**

The Special Assessment levied against the End of Trail Twinhomes shall be terminated for the remaining years.

The District shall issue a refund in the amount of \$1003.24 to owners of each End of Trail Twinhomes lot against which the Special Assessment was levied. For any years in which ownership of a lot was transferred, refunds will be pro-rated as between the owners from the date of transfer as determined by the Board.

**Northeast 40:**

The amount of the Special Assessment levied against the Northeast Forty Townhouses be either increased from \$455.00 per year to \$652.69 per year, with remaining 5 years during which the Special Assessment will be levied remaining unchanged; or increase the amount of the Special Assessment from \$455.00 per year to \$466.21 per year and increase the number of years during which the Special Assessment will be levied from 5 years to 7 years. The increased Special Assessment will begin in 2015.

Northeast 40 will have until June 30<sup>th</sup>, 2014 to decide which levy amount they would like to use.

Wayne moved to approve the five resolutions. The motion was seconded by John. It passed unanimously.

3) Adjournment

Gordon moved to adjourn; the motion was seconded by John. It passed unanimously. The meeting adjourned at 12:50 p.m.

Minutes Drafted By:  
Cynthia Wiley  
Rafter J ISD Staff