

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, July 18, 2017, 7:00 pm  
Rafter J Office

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MINUTES

In Attendance:

Directors: Joe Greene, Kip MacMillan, and Pam Zernis

Staff: Cynthia Wiley and Larry Lennon

Homeowners: Kim Lane, Will Hamilton, Chet Knobe, and Sharon Wiley

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:00 p.m.

2. Homeowners' issues and concerns

a) Kim Lane (1765 Pack Saddle Dr., Lot 300) - Mosquitoes

Kim has lived in Rafter J for 28 years and never had mosquito problems until this summer. There is water in the ditch behind her home. Kim asked the Board if they would allow Teton County Weed and Pest to spray the mosquitos behind her home and near the ditch. Rafter J agreed and will, in addition, ask the County to spray all Rafter J common areas.

b) Will Hamilton (3435 Shorthorn Dr., Lot 136) – violation notices/mowing

Will received two fines for not maintaining the grass behind his house to the edge of Ten Sleep Drive as required in the CC&Rs. Will stated that it is a large area and is not his property. Kip noted that the majority of Rafter J homeowners comply with the CC&Rs. However, since the homeowner, due to being out of town, did not receive the letters from Rafter J advising him that he was not in compliance, the Board agreed to consider other options.

c) SE 40 Townhomes represented by Chet Knobe and Sharon Wiley – mowing

SE 40 has not maintained their lawns to the property line. In addition, they did not mow to the edge of the road. SE 40 received a call requesting they comply with the Rafter J CC&Rs. Jack Vosika from Teton Rental did hay the section between SE 40 and the road this year.

SE 40 must mow to their property line. The Board is exploring solutions for the area from the property line to the edge of the road.

3. Approval of the May 30, 2017, Rafter J HOA minutes

Joe moved to approve the May 30, 2017, minutes. The motion was seconded by Pam. It passed unanimously.

4. Financial report for May and June, 2017

Following discussion of several line items, Joe moved to approve the financial report. The motion was seconded by Pam. It passed unanimously.

5. Maintenance report

a) Storage area

Larry reported the results of his research into installing a new vertically-opening gate for the Rafter J storage area. Power would be provided via lines extending to the water-tank area. Estimates for the electrical hook up and new gates are \$18,275 and \$26,000, respectively, for a total of \$44,275.

The new system will provide additional security and a touch pad for entering security codes. Homeowners will no longer have to get out of their cars to enter/exit the Rafter J Storage area.

6. ISD report

None.

7. DRC report

- a) Turley (3160 King Eider Rd., Lot 325-034): deck – Approved
- b) Wonson (1650 Quarterhorse Dr., Lot 181): new entry remodel – Tabled
- c) Core Ventures (1890 American Brant Rd., Lot 325-017): new windows & doors – Approved
- d) Donnelly (1230 Hay Sled Dr., Lot 61): new window placements – Approved
- e) Swiggum (3300 Black Baldy Dr., Lot 104): shed – Approved
- f) Wylie (1555 Percheron Dr., Lot 140): house plans – Denied

8. Old business

- a) CC&R updates – Chris Moulder

Chris revised the CC&R's and obtained the approval of the Rafter J attorney, Paul D'Amours. The Board agreed to carry out an informal poll of Rafter J homeowners prior to putting the CC&R changes up for vote.

9. New business

- a) Trout stocking of Rafter J ponds.  
Tabled

10. Review action items

The Board discussed the Action Items and removed those which have been completed.

11. Adjourn

Pam moved to adjourn; the motion was seconded by Joe. It passed unanimously. The meeting adjourned at 9:30 p.m.