

**RAFTER J RANCH ANNUAL HOMEOWNER'S ASSOCIATION
MEETING MINUTES**

August 16, 2016, at 7:00 p.m.

MorningStar Assisted Living Center

Directors/Staff present:

Directors: Kip MacMillan, Joe Greene, Pam Zernis, Paul Boillot, and Bing Linhardt

Staff: Cynthia Wiley and Larry Lennon

ISD: John Lotshaw

HOA Attorney: Paul D'Amours

1. Call meeting to order

Kip MacMillan, President, called the meeting to order at 7:15 pm. Kip welcomed the homeowners, introduced Board members and staff, and noted that Chuck McCleary retired as of June 30th, 2016, and Larry Lennon, a Rafter J homeowner, is the new maintenance person.

Kip thanked the Design Review Committee members Chris Moulder (Chair), Phyllis Greene, Dawn Lotshaw, and Ilene Zwerin for their time and expertise. Kip also thanked the Improvement and Service District Board members: Gordon Gray, Wayne Flittner, and John Lotshaw.

2. Approve 2015 Annual Homeowners meeting minutes

Joe Greene, HOA Secretary, stated that the meeting is quorate (42 proxies and 40 lots represented). A homeowner moved to approve the August, 2015, Annual Minutes. The motion was seconded by Bing Linhardt contingent upon a minor change requested by Chuck Rhea: the statement "eight Rafter J homes have been moved out of the flood plain." to "eight Rafter J homes may have been moved out of the flood plain. The motion passed unanimously.

3. President's report:

Kip introduced the Rafter J HOA staff: Cynthia Wiley and Larry. He thanked Morning Star Assisted Living Center for providing the meeting space. He also thanked Dawn Lotshaw and Sharon Wiley for helping again this year with the multiple mailings. Kip then provided an update on current Rafter J projects.

- The Board received numerous applications for Chuck's position. After five interviews, Rafter J hired Larry Lennon, a Rafter J homeowner.
- Design Review Committee: the committee is close to completing the updates to the guidelines for building and remodeling.
- Work on the soccer field on Homestead is in progress.
- The Rafter J office received a facelift this summer with new trees, flowers, and an office sign. If homeowners have ideas or requests for further beautification projects in Rafter J, please contact Cynthia at the office.
- The north entrance sign to Rafter J was destroyed in a car accident and the entire sign will be replaced and backlit. The driver's insurance company will cover the cost.

- There is now a “Rafter J Neighborhood” Facebook page designed to help keep Rafter J homeowners informed.
- Rafter J is foremost an association of friends and neighbors; it is much more than just an association of homeowners.

4. Financial report: Pam Zernis, Rafter J Treasurer

Homeowner's dues and storage fees were raised by 3% for fiscal year 2016/17.

- A homeowner asked why there wasn't money in the fiscal year 2016/17 budget for the storage area redesign. Pam replied that the Board spent a good deal of time over the past year exploring the possibility of increasing the number of storage spaces by expanding the overall area. However, contractors estimate grading and boulder removal costs would exceed \$300,000. It would take 25 to 30 years to recover the funds and the project would only create a few additional spaces.

The Board is still considering ideas to reconfigure the storage area, and to move large vehicles such as RVs away from the edge facing Highway 89. Closing the storage area in order to reconfigure spaces will cause some inconvenience.

- A homeowner asked whether the trail improvement line item will remain the same as last year. Pam asked for volunteers to discuss the present trails and make suggestions for improving the trail system.

Pam Zernis moved to approve the FY 2016/17 budget; the motion was seconded by a homeowner. It passed unanimously.

5. Old Business

None.

6. New Business

Board of Directors election: Paul Boillot, Brooke Gorsage, and Joe Greene were on the ballot for two open HOA positions. Their candidacy statements were in the agenda packet. Paul Boillot (two-year term) and Joe Greene (three-year term) were elected.

7. Other Business:

Comments from the floor:

- Karla Swiggum presented information on a project that has been organized by a group of concerned homeowners to find solutions for Rafter J homes experiencing water in crawl spaces. She summarized the following: the results of a survey sent out to all homeowners in February assessing the location and extent of water issues, mapping the data, a meeting of affected homeowners in May of 2016, enlisting the help of the Teton Conservation District who will serve as a liaison between Rafter J and water-rights holders, application for project status in the Level 1 Watershed Study for the Upper Snake River, and a site visit by a consultant from the Watershed Study to discuss potential funding for future mitigation efforts. Other homeowners who have water issues are encouraged to contact Cynthia, who will forward the information to the working group.

Other comments:

- A homeowner appreciates the osprey stand and suggested placing another one near the ponds. The Board worked with an expert, Roger Smith, on this project and Roger concluded that the two nests would be too close. Roger did rebuild the present platform such that it can be pivoted to a vertical position in the early season so that Canadian geese don't occupy the nest before the osprey, whose nesting period begins later.
- A homeowner said that the office landscape looks great.
- A homeowner asked whether trees could be planted next to the Rafter J benches for shade. Another homeowner stated the trees would need a water drip tube for three years.
- A homeowner asked about the soccer field on Homestead. The project was driven by a homeowner and his children. Landscape of JH brought in topsoil this spring and reseeded the area. More topsoil will be added next spring to level a few areas.
- A homeowner asked if Rafter J had a celebration for Chuck. Kip replied that Chuck did not want a party in his honor.
- A homeowner asked about the church property and the trails near it. The Church is dumping grass on a trail which blocks usage. Larry agreed to look into this and contact the church. The homeowner asked if we can do better in maintaining the trails and volunteered to help.
- A homeowner thanked the Board for their hard work.

8. Update on the Improvement and Service District

John Lotshaw, Treasurer of the Improvement and Service District (ISD), presented an update on ISD issues.

- Brooke Gorsage asked about the possibility of grooming the bike path during the winter, instead of plowing which results in ice. John Lotshaw stated the ISD does not have the equipment for grooming.
- A homeowner asked if the ISD knew who was blocking the culvert in the open space near NE 40. Larry answered that he didn't know. However, he had removed the blockage using the front-end loader. He also noted that the ditch does not flow into Flat Creek.

Thank you: Kip thanked the audience for their attendance and input. He also thanked the current Board members who are not just homeowners, but also friends and neighbors.

9. Adjournment:

Bing Linhardt moved to adjourn, the motion was seconded by a homeowner, and it passed unanimously. The meeting adjourned at 8:20 p.m.