

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, October 24, 2017, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

Directors: Joe Greene, Kip MacMillan, Paul Boillot, Brooke Gorsage, and Pam Zernis

Staff: Nancy Henderson and Larry Lennon

Homeowners: Karen Jerger, Karla Swiggum, Joe Gawaldo, Mark Dalby

1. Call to order.

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

2. Homeowners' issues and concerns.

a) Joe Gawaldo (Unit 801 Cedarwoods): FEMA floodplain.

Joe presented a Teton Conservation District memorandum from Carlin Girard, which proposes to reduce the number of homes within the FEMA 100-yr floodplain by altering the Flat Creek channel. The financial intent of this project is to reduce the insurance premiums of those Rafter J homeowners in the floodplain. Funding is available through Wyoming Game and Fish and Trout Unlimited.

Paul moved to approve funding, not to exceed \$1500, to have Kurt Stout of Morrison Maierle complete a feasibility study as outlined in the TCD memorandum, Pam seconded the motion. It passed unanimously.

b) Pam Zernis on behalf of Joan Crittenden (Unit 10 NE 40 Townhomes): trail gravel.

Pam noted that the pathway along the dike near NE40 is heavily rutted making it difficult to walk. She asked if the path could be repaired using fine gravel. Larry will communicate with Joan, obtain a cost estimate, and submit a bid to the Board for approval.

c) Mark Dalby (1260 Bull Rake Dr., Lot 22): trail development and maintenance.

Mark proposed to expand the current trail system by establishing a trail along the west boundary of Rafter J. Mark will oversee the project.

4. Crawl space water issue update; action items from October 11, 2017 water discussion.

More information was gathered on the Rafter J eastside ditch issues, in addition to new westside data. The water flow results compiled by Robb Sgroi and Jona King are not easily interpretable because of water being pumped into the ditch by homeowners. Kip thanked Karen, Karla, and Jean for their efforts.

Paul, at a previous meeting with Robb Sgroi of the Teton Conservation District, found possible sources of funding to mitigate the eastside ditch drainage issue. Brooke and Karen offered to help with sorting through the funding process. County, state, and/or federal grants can be pursued once a long-term plan is in place.

An Irrigation Study Proposal from Kurt Stout was submitted to the Board today and will be discussed at the next Board meeting.

Larry obtained a bid of \$3500 to line the Rafter J eastside ditch, from Legacy Lodge to the south entrance, with bentonite in the spring of 2018. This bid is only for materials; Bonnie Westcamp (an employee of Von Gontard) has offered to provide the labor. Burning of ditch vegetation prior to applying the bentonite will be supervised by the fire department. It is recognized that this is a temporary solution. Larry will obtain a letter of cooperation from Von Gontard for the burning of the ditch and the bentonite application prior to starting the project.

Paul moved to allocate \$3500 for purchasing the bentonite, Pam seconded the motion. It passed unanimously.

Paul D'Amours is researching Rafter J eastside ditch water rights.

5. Approval of the September 14, 2017, Rafter J HOA minutes.

Brooke moved to approve the September 14, 2017, minutes, Paul seconded the motion. It passed unanimously.

6. Financial report for September 2017.

Pam reviewed the larger maintenance expense items.

Pam moved to approve the financial report. Paul seconded the motion. It passed unanimously.

7. Maintenance report.

The new Rafter J storage-area gate was installed; Larry is working on the computer software, which should be active in two weeks allowing homeowners to be issued new access codes.

The Bobcat skidsteer has been delivered and the snow blowing attachment should arrive by November 10, 2017.

8. ISD report.

None.

9. DRC report.

- a) Moulder (1910 Buck Rail Dr., Lot 224): remodel - Approved
- b) Landman (1975 Buck Rail Dr., Lot 217): remodel - Approved
- c) Grand Teton Investment (3155 King Eider, Lot 325-065) - new house plans - Approved
- d) Wylie (1555 Percheron Dr., Lot 140): house plans - Approved
- e) Wonson (1650 Quarter Horse Dr., Lot 181): entryway remodel - Approved
- f) Slater (3270 W King Eider Rd., Lot 325-043): red doors - Denied
- g) Landis (1785 Diamond Hitch Dr., Lot 292): trim paint color - Denied

10. Old business

None.

11. New business

None.

12. Review action items.

The Board discussed the action items and removed those that were completed.

13. Adjourn

Paul moved to adjourn and Pam seconded the motion. It passed unanimously. The meeting adjourned at 8:23 p.m.