

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, December 19, 2017, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

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

Staff: Nancy Henderson and Larry Lennon

Homeowners: Kim Hindman, Karen Jerger, Riley Jordan, Brian Remlinger, and James Turley

Engineer: Kurt Stout; Morrison-Maierle Inc.

1. Call to order.

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

2. Homeowners' issues and concerns.

a) James Turley (Unit 804 Cedarwoods), Riley Jordan (Unit 704 Cedarwoods): Cost of FEMA floodplain feasibility study.

Kurt Stout proposed to carry out a FEMA floodplain feasibility study, with an estimated cost of \$10,000. Kurt stated that the Big Trail bridge opening could be an additional issue, and \$8,000 would be required for FEMA to remap the special flood hazard area. Riley believes it might be possible to offset costs through Teton Conservation District funding and working in conjunction with Lockhart Ranch, which has initiated a similar project. The Rafter J Board previously approved \$1,500 in funding.

Kim Hindman, James Turley, and Riley Jordan agreed to form a committee to pursue funding from Rafter J homeowners and the Teton Conservation District. Paul Boillot suggested that a bank account be established for deposits received and held in trust by Rafter J.

b) Karen Jerger (1190 Hay Sled): Timely release of meeting minutes.

Rafter J monthly Board meeting minutes are approved at the following Board meeting and posted the next day on the Rafter J website www.rafterj.org.

c) Brian Remlinger (3060 Bridle): Plowing pathways, speed controls, and START bus service.

Brian thanked Larry for creating a consistent surface by plowing the pathways to the pavement. He also noted that he is strongly against adding speed bumps in Rafter J for many reasons. He stated that it was his understanding that speed limits and control were the purview of the HOA, not ISD. Kip volunteered to determine what types of monitoring devices are available through the County.

Brian suggested that the Board consider using Lot 332 for employee housing and a START bus stop. Issues regarding parking regulations, maintenance, and CCR restrictions have not been addressed. The Rafter J Board is more in favor of maintaining Lot 332 as open space.

3. Approval of the October 24, 2017, Rafter J HOA minutes.

Paul moved to approve the October 24, 2017, minutes; Pam seconded the motion. It passed unanimously.

4. Financial report for November, 2017.

Pam noted that as of October, 2017, health insurance is a new line item. Expense items in November included Director and Officer annual liability insurance and the final payment for the Rafter J storage gate.

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

5. Maintenance report.

Larry was thanked for adding holiday lights at the Rafter J entrances and the Rafter J office.

During winter, the steep grade at the entrances is a concern. Larry is aware of peak travel times, checks the roads regularly, and sands accordingly.

6. Crawlspace water issue update.

Larry will contact James Brown (1005 Brahma) to determine what progress he has made on repairing his retaining wall along the east ditch.

Kurt Stout provided the Board with a proposal to perform an irrigation field study for \$6,000 and an eastside ditch conceptual design at an estimated cost of \$9,500. Other options will be pursued before making a decision.

7. ISD report.

An open Rafter J homeowner meeting will be held at 7:00 pm, January 17, 2018, at the Rafter J office to discuss road issues and obtain resident input regarding speed measurement and control.

8. DRC report.

a) Over 50 Rafter J homeowners are in support of the proposed changes in the CCR Design Standards Amendments. Kip suggested having an open meeting prior to the vote to discuss homeowner questions.

b) Mastraud (2420 S Hay Loft Dr., Lot 292) fence – Denied.

c) Landis (1785 Diamond Hitch Dr., Lot 292): trim paint color – Approved.

d) Slater (3270 W King Eider Rd., Lot 325-043): variance for red doors – Denied; doors to be repainted by January, 2018.

e) Boss (1035 W Longhorn Dr., Lot 123): white garage door – to be painted by July 1, 2018.

9. Old business

None.

10. New business

None.

11. Review action items.

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

12. Adjourn

Joe moved to adjourn and Paul seconded the motion. It passed unanimously. The meeting adjourned at 9:45 p.m.