

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, January 23, 2018, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

Directors: Joe Greene, Kip MacMillan, and Pam Zernis

ISD Director: John Lotshaw

Staff: Nancy Henderson and Larry Lennon

Homeowners: Joe Gawaldo, Robert Fishback, Vicky O'Donoghue, and Lisa Simmons

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:22 p.m.

2. Homeowners' issues and concerns.

a) Lisa Simmons (Unit 704 Cedarwoods): Update on FEMA flood plain feasibility study. Lisa is writing a grant proposal to Teton Conservation District asking for \$5,000 to help fund the study; the deadline is February 1, 2018. In addition to the grant, 74 Rafter J homeowners within the flood area were mailed a letter which requested a \$75.00 donation from each homeowner.

b) Joe Gawaldo (Unit 801 Cedarwoods): Update on tree removal in Rafter J open space. Joe reported that Cedarwoods is seeking legal redress for removal of the trees planted on Rafter J common areas. Joe, as a representative for Cedarwoods, and Pam, as a Rafter J homeowner, agreed to pursue a legally binding mediation via a mutually agreed upon mediator.

c) Robert Fishback said that sections of the Rafter J website need updating.

3. Approval of the December 19, 2017, Rafter J HOA minutes.

Joe moved to approve the December 19, 2017, minutes; Pam seconded the motion. It passed unanimously.

4. Financial report for December, 2017.

Pam noted that income from Rafter J ISD is offset by the skid steer expense. The utility expense item has a negative balance due to a credit from Lower Valley Energy for 1999-2000 patronage capital.

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

5. Maintenance report.

Larry volunteered to make his cell phone number available on the office phone answering machine for serious safety issues that occur after office hours.

6. ISD report.

John Lotshaw reviewed key items that were discussed at the Rafter J Street Safety meeting held January 17, 2018.

- a) Traffic safety concerns include vehicle speed, vehicle corner cutting, visibility obstruction by vegetation, absence of centerline and crosswalk markings, and separation barriers between roads and pathways.
- b) Potential near-term safety actions include restriping crosswalks, painting stop bars at stop signs, paint centerlines at critical intersections, add fog lines where needed, trim or remove obstructing vegetation, add signage, explore use of a radar speed indicator, and resident education.
- c) Long-term actions will have to be multi-faceted and phased in over time.
- d) Rafter J HOA and Rafter J ISD Board members will work together in addressing safety issues.

8. DRC report.

- a) Slater (3270 W King Eider Rd., Lot 325-043): variance for red doors – denied; to be repainted by July 1, 2018.
- b) Seefeldt (1275 Bull Rake Dr., Lot 18): white doors – to be repainted by July 1, 2018.

Members of the DRC would like year-round lighting on the Rafter J entryway signs, similar to the holiday lights, to help identify the entryways. Larry volunteered to obtain a bid for lights and submit it to the Board.

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 Pam seconded the motion. It passed unanimously. The meeting adjourned at 8:42 p.m.