

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, February 20, 2018, 7:00 pm  
Rafter J Office

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MINUTES

In Attendance:

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

Staff: Nancy Henderson

Homeowners: Chuck Rhea, Jeff Stines, and Jim Turley

1. Call to order.

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

2. Homeowners' issues and concerns.

a) Jeff Stines (1915 Bunk House): Cutting willows in common area.

Aspen trees have been removed, and some of the willows trimmed, in the Rafter J common area to the north of Jeff's property. The HOA Board was not asked for permission to remove Rafter J property.

b) Jim Turley (Unit 804 Cedarwoods): Update on FEMA flood plain feasibility study.

On Thursday, February 15<sup>th</sup>, Jim, Joe Gawaldo, and Lisa Simmons met with the Teton Conservation Board regarding their \$5,000 grant request. The discussion was positive and a final response from the Teton Conservation Board is expected at the end of the month.

Chuck Rhea (3230 Double Tree) stated that he was able to remove his home from the flood plain designation by hiring an engineer to re-survey the property.

3. Approval of the January 23, 2018, Rafter J HOA minutes.

Pam moved to approve the January 23, 2018, minutes; Joe seconded the motion. It passed unanimously.

4. Financial report for January, 2018.

Pam reviewed the expense items. Following Board discussion, Joe moved to approve the financial report. Paul seconded the motion. It passed unanimously.

5. Maintenance report.

Lower Valley Energy has proposed to install a three-phase power line starting from the Lucas Ranch and continuing along the southern boundary of Rafter J, turning north along the eastern edge of End of the Trail Twinhomes, and connecting to the main power box located at the corner of Big Trail Drive and Homestead Drive.

The Board will request a formal proposal from Lower Valley Energy with a description of benefits for Rafter J and a promise to reimburse Rafter J for all costs, including legal fees.

6. ISD report.

Three election judges are needed to count ballots for the March ISD Director Election. Chuck Rhea volunteered to serve as a judge.

8. DRC report.

None.

9. Old business.

The CCR Amendment vote was discussed.

10. New business.

The HOA will continue to monitor and support the ISD efforts for traffic control.

11. Review action items.

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

Pam reported that she sent requests for proposals to the Wealth Management Departments of local banks in order to earn more interest on Rafter J funds. The Board discussed the submitted proposals.

Paul moved to select First Interstate Bank as the investment manager for Rafter J, Pam seconded the motion. It passed unanimously.

Paul moved to have First Interstate Bank develop a strategic investment policy, inclusive of risk analysis, based on a \$450,000.00 investment. Kip seconded the motion. It passed unanimously.

12. Adjourn.

Pam moved to adjourn and Paul seconded the motion. It passed unanimously. The meeting adjourned at 8:03 p.m.