

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

MINUTES

In Attendance:

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

Staff: Nancy Henderson and Larry Lennon

Homeowners: Amy Boillot and Bob Fishback

Guest: Peter Keenan, LVE Customer Service Engineer

1. Call to order.
Paul Boillot, Vice President, called the meeting to order at 7:02 p.m.
2. Homeowners' issues and concerns.
 - a) Amy Boillot (1755 Pack Saddle Dr., Lot 299): Summer picnic.
Amy Boillot proposed to oversee the organization of the second annual Rafter J summer picnic on Friday, June 15 (last day of school). Amy reviewed ideas and costs, and agreed to obtain permission from Rafter J ISD for road closures.

Pam moved to provide a maximum budget of \$2,000 for the picnic. Paul seconded the motion. It passed unanimously.
 - b) Robert Fishback (1550 Pinto Dr., Lot 196): FEMA floodplain feasibility study.
Robert Fishback requested an update on the FEMA floodplain feasibility study. Nancy reported that the Teton Conservation district awarded the Rafter J Homeowner group a \$5,000 grant and, Kurt Stout, of Morrison Maierle, will be contacted to complete the study when the funds are received.
 - c) Robert Fishback (1550 Pinto Dr., Lot 196): Tree cutting.
Robert Fishback also asked if there was any progress in resolving the issue among Rafter J residents involving the cutting of trees on Rafter J property behind Cedarwoods. The Board responded that they were unaware of any further developments.
3. Approval of the February 20, 2018, Rafter J HOA minutes.
Pam moved to approve the February 20, 2018, minutes; Brooke seconded the motion. It passed unanimously.
4. Financial report for February, 2018.
Pam reviewed the expense items. Following Board discussion, Pam moved to approve the financial report. Brooke seconded the motion. It passed unanimously.
5. Maintenance report.
 - a) Peter Keenan from Lower Valley Energy discussed the proposed installation of a secondary power feed to Rafter J in order to provide backup for aging infrastructure. The

proposed route will require easements from Rafter J and from individual homeowners whose properties extend to Rafter J's southern boundary.

The Board conditionally approved the proposed route, pending Paul D'Amours' review of the easement.

b) Larry reported that the project to line the eastditch with bentonite is on schedule to be completed prior to June 1, 2018.

6. ISD report.

Painting of street fog lines, stop bars, entry lanes, and crosswalks within Rafter J will be completed this year.

7. DRC report.

a) Rogers-Wood (3355 Tensleep Dr., Lot 6, NE40): fence – Approved.

b) Sagalyn-Brown (1005 Brahma Dr., Lot 112): retaining wall and fence – Denied.

c) Holden (1250 Fresno Dr., Lot 45): driveway, sidewalk and, garage man door – Denied.

d) Dickey-Lundgren (3260 W King Eider Rd., Lot 325-042): new construction - Approved.

e) Macker (1175 Hay Sled Dr., Lot 54): metal roof - Approved.

f) Rogers (1910 Bunk House Dr., Lot 241): roof - Approved.

8. Old business.

The Board discussed investment proposals form several local banks.

Pam moved to invest \$450,000 in First Interstate Bank's balanced fund. Joe seconded the motion. It passed unanimously.

Pam moved to close the Bank of Jackson Hole ICS account, of which \$450,000 is to be transferred to the First Interstate Bank investment fund and the remaining account balance transferred to the Bank of Jackson Hole money-market account. Paul seconded the motion. It passed unanimously.

9. New business.

The Board began preliminary discussions of the Rafter J 2018/2019 Budget, including capital expenditures.

10. Review action items.

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

11. Adjourn.

Pam moved to adjourn and Brooke seconded the motion. It passed unanimously. The meeting adjourned at 8:47 p.m.