

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, April 17, 2018, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

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

Staff: Nancy Henderson

Homeowners: Jim Turley, Karen Jerger, and Karla Swiggum

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:00 p.m.
2. Homeowners' issues and concerns.
 - a) Jim Turley (Unit 804 Cedarwoods): Update on FEMA floodplain feasibility study.
Jim Turley reported that the \$5,000 grant from Teton Conservation District was received, but homeowner funding is short of the \$3,500 goal. Kurt Stout of Morrison-Maierle Inc. will begin the study tomorrow, April 18, 2018. Exceeding the proposed \$10,000 cost estimate for the study is a concern and will be monitored.
 - b) Karen Jerger (1190 Hay Sled Dr., Lot 057): Update on eastside ditch.
Karen Jerger noted that the eastside ditch study has been in progress for two years and she is concerned that the project to line the eastside ditch with bentonite will be delayed by Mr. Von Gontard's attorney who is currently reviewing the agreement between Rafter J HOA and Von Gontard. Karen presented correspondence from Teton Conservation District which identifies damage to the eastside ditch caused by sump-pump discharge. The Board agreed to follow up with the Von Gontard agreement and the eastside ditch damage.
3. Approval of the March 20, 2018, Rafter J HOA minutes.
Paul moved to approve the March 20, 2018, minutes. Pam seconded the motion. It passed unanimously.
4. Financial report for March, 2018.
Pam reviewed the expense items. Following Board discussion, Pam moved to approve the financial report. Brooke seconded the motion. It passed unanimously.

The Board discussed the Rafter J 2018/2019 Proposed Budget, including a 3% homeowner dues increase.

Paul moved to approve a 3% dues increase for the 2018/2019 fiscal year as presented. Pam seconded the motion. It passed unanimously.
5. Maintenance report.
 - a) Peter Keenan from Lower Valley Energy was unable to attend the meeting to discuss new options for the proposed installation of a secondary power feed to Rafter J. A new meeting will be arranged.

- b) The southwest surface of the storage area is soft, causing vehicles to become stuck in the mud. Bids to resurface the storage area are being obtained.
6. ISD report.
Sweeping roads and pathways is in progress.
 7. DRC report.
 - a) Landis (1785 Diamond Hitch Dr., Lot 292): trim paint color – Approved.
 - b) Sagalyn-Brown (1005 Brahma Dr., Lot 112): retaining wall and fence – Approved.
 - c) Iberlin (3310 S Cow camp Dr., Lot 257): new windows – Approved.
 - d) Sheridan (1970 Homestead Dr., Lot 234): garage addition - Conditional approval.
 - e) Reynolds (1900 American Brant Rd. Lot 325-018): new doors – Approved.
 8. Old business.
 - a) A permit to stock the Rafter J ponds with fish was received; Brian Remlinger is overseeing the project.
 - b) Kip will research Teton County ordinances with regards to homeowners using ditches for sump-pump discharge.
 - c) The First Interstate Bank Investment Policy Statement was reviewed and signed.
 9. New business.
The Rafter J Homeowners annual meeting date was discussed and set for 7 pm, August 21, 2018, at Legacy Lodge.
 10. Review action items.
The Board discussed the action items and removed those that were completed.
 11. Adjourn.
Paul moved to adjourn and Pam seconded the motion. It passed unanimously. The meeting adjourned at 8:40 p.m.