

**RAFTER J RANCH ANNUAL HOMEOWNER'S ASSOCIATION**  
**MEETING MINUTES**  
**August 29, 2017, at 7:00 p.m.**  
**Legacy Lodge**

**Directors/Staff present:**

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

**Staff:** Cynthia Wiley and Larry Lennon

**ISD:** Wayne Flittner

**HOA Attorney:** Paul D'Amours

1. Call meeting to order:

Kip MacMillan, President, called the meeting to order at 7:05 pm. Kip welcomed everyone and thanked Legacy Lodge for their hospitality.

2. Approve 2016 Annual Homeowners meeting minutes:

A motion was made to approve the August, 2016, Annual Minutes. The motion was seconded and it passed unanimously.

3. President's report:

Kip introduced the Board members and staff. He then provided an update on current Rafter J projects.

- Storage area improvements include adding two double parking spaces and three single spaces. We are also in the process of installing a new electronic gate.
- The Design Review Committee members Chris Moulder (Chair), Phyllis Greene, Dawn Lotshaw, and Ilene Zwerin are updating the design guidelines to improve clarification of terms, while maintaining the original vision of the subdivision.
- The Rafter J south entrance sign has been enhanced, with lighting, and is now similar to the north entrance sign.
- Kip thanked everyone who planned and organized the first annual Rafter J block party.
- Kip thanked Dawn Lotshaw for volunteering her time in the office.
- If there are issues with CC&R violations, owners are encouraged to speak with their neighbors before calling the office. Owners are reminded that all the Rafter J legal documents, meeting minutes, etc. can be viewed and downloaded at our website, [www.rafterj.org](http://www.rafterj.org).

4. Financial report:

Pam Zernis, Rafter J Treasurer, reviewed the proposed budget.

- The line item for ISD support is reduced in FY2017/2018 due to the replacement of the old loader with a new skid steer.

- Storage fees are increased to help offset the cost of the new electronically-actuated gate.
- The budget allows for trail improvements, Homestead soccer-field improvements, and office equipment updates. Requests were made to add gravel on the path between North East 40 and the creek, and to brighten the north entrance sign.

Pam Zernis moved to approve the FY 2017/18 budget; the motion was seconded, and it passed unanimously.

5. Old Business:

Information from homeowners is being compiled regarding water accumulation in crawlspaces, and water flow in the east ditch is being monitored. Water rights, irrigation practices, and ditch maintenance were discussed. More volunteers will be needed next spring.

6. New Business:

Board of Directors election: Brooke Gorsage and Pam Zernis were on the ballot for two open HOA positions. Brooke Gorsage (two-year term) and Pam Zernis (three-year term) were elected.

7. Other Business: None.

Comments from the floor:

- Larry Lennon was thanked for doing a great job.
- A homeowner commented and inquired about adding speed bumps. Kip pointed out that temporary radar guns were installed, but excessive speeds were not recorded. The Board has discussed the possibility of adding a radar sign.
- A homeowner suggested a committee be formed to address CC&R amendments.
- There was a question of whether homeowners should be involved when purchases are made for amounts greater than \$50,000.

8. Update on the Improvement and Service District:

Wayne Flittner, Secretary of the Improvement and Service District (ISD), presented an update on ISD issues.

- Gordon Gray has resigned. Brian Schilling will finish Gordon's term as President, which expires March, 2018. John Lotshaw is the Treasurer.
- All Rafter J road work was completed on time and on budget, some loans were paid off early in order to avoid additional interest payments.
- Water service was halted temporarily due to the failure of telecom equipment between the water-storage tank and the pump house. The system was repaired and procedures were updated.

- Some residences are experiencing water-meter battery failures; the batteries will be replaced at no cost to homeowners.
- The Rafter J loader, which has had a continuous series of mechanical problems and is too large for many jobs, has been replaced with a Bobcat with multiple attachments. A homeowner suggested adding an attachment for removing loose gravel on Rafter J roads.
- The ISD budget was completed this spring, filed with the Department of Audit and Teton County, and is available on the Rafter J website, [www.rafterj.org](http://www.rafterj.org).
- The ISD requests that owners inform their vendors of the 25 mile-per-hour speed limit in Rafter J. The ISD may hold a special meeting to discuss speeding.

9. Adjournment:

The meeting was unanimously adjourned at 8:35 p.m.