

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, July 26, 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 and Larry Lennon.

Homeowners: Case Brown, Joe Gawaldo, John LaBrec, Elsa Lemin, Vicky O'Donoghue, and Jim Turley.

Guests: Kurt Stout, Meridian Engineering.

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:01 p.m.

2. Homeowners' issues and concerns.

a) Jim Turley (Cedarwoods #804): FEMA flood plain study update.

Kurt Stout summarized the flood plain mitigation feasibility study. The results did not show that major Flat Creek bed renovations would significantly help to remove residences from the 100-year flood plain. However, Kurt identified some properties that may presently be eligible for removal from the flood plain, and those owners will be given information on how to proceed.

b) John LaBrec (1550 W Percheron Dr., Lot 151): Trees.

John requested to remove two trees that are on the line between his property and Rafter J common area. The trees are a safety concern. John asked if Rafter J HOA would share the expense to remove the trees. Estimates of \$5,200 and \$6,000 were presented. The Board gave permission for removal of the two trees, and trimming two large branches, from two other trees that are growing toward the house. The Board will obtain another estimate before discussing the issue of cost sharing.

3. Approval of the June 26, 2018, Rafter J HOA minutes.

Joe moved to approve the June 26, 2018, minutes. Paul seconded the motion. It passed unanimously.

4. Financial report for June, 2018.

Pam reviewed the expense items. Expense items included the Rafter J picnic, the FEMA engineering study, and legal fees for the CCR amendment and the LVE easement. Following Board discussion, Pam moved to approve the financial report. Brooke seconded the motion. It passed unanimously.

Pam moved to transfer \$100,000 from the operating account to the money-market account. Paul seconded the motion. It passed unanimously.

5. Maintenance report.
 - a) Larry and Hans Flinch met with Lesley Beckworth of Teton County Weed and Pest (TCWP). TCWP approved the Rafter J common-area weed-management program and provided suggestions for future mitigation. Hans is preparing a proposal for future weed control.
 - b) The ditch on the western boundary of Rafter J was cleared of some obstructions. Overgrowth in the western ditch needs to be addressed. Homeowners are not allowed to dispose of yard debris, such as lawn clippings, into ditches. Paul suggested that Paul D'Amours verify whether there are any water conveyance rights for the western ditch.
 - c) The Board gave permission for the removal of barbwire from the Rafter J common-area fence which is located on the eastern boundary. Gretchen Plender, through Jackson Hole Wildlife Foundation, will oversee this project.
 - d) Case Brown provided a rough estimate of \$250,000 for installing a permanent 48" culvert in the eastern ditch, from Legacy Lodge to the Rafter J south boundary (2400 feet). Lining the eastern ditch, which has a 20- to 30-year life expectancy, would cost approximately \$175,000. Details regarding water conveyance still need to be determined. Brooke volunteered to help with grant funding, which is available through Teton Conservation District and Trout Unlimited.
6. ISD report.

A box broom for the skid steer was ordered. Loose gravel along Rafter J roads, inclusive of the north entry, will be swept.
7. DRC report.
 - a) Sheridan (1970 W Homestead Dr., Lot 234): concrete driveway - Approved.
 - b) Brown (3155 S Pitch Fork Dr., Lot 31): decks - Approved.
 - c) Concannon (1735 W Diamond Hitch Dr., Lot 287): enclose porch, deck extension, 2nd floor addition- Approved.
 - d) D'Amours (1775 W Diamond Hitch Dr., Lot 301): revision, deck rail - Approved, with conditions.
 - e) Enright (1205 W Fresno Dr., Lot 37): fence – Approved.
 - f) Children's Learning Center (1300 Valley Springs Rd., Lot 331): greenhouse – Denied.
 - g) Perez-Telecher (3425 S Shorthorn Dr., Lot 137): addition - Denied.
 - h) Denton (1945 W Bunkhouse Dr., Lot 247): painting – Approved.
8. Old business.
 - a) The LVE electric-distribution easement was signed and delivered to the LVE office.
 - b) Jim Turley, representing Cedarwoods, informed the Board that Cedarwoods is looking into several options to replace the Cedarwoods tennis courts.
 - c) Joe Gawaldo requested that the aspen trees that were removed from the Rafter J common area, located to the west of the Cedarwoods 800 building, be replaced. Joe agreed to submit a formal request, with details, to the Board.
9. New business.
 - a) Candidate statements were received for the August 21, 2018 Director Election; ballots will be mailed to all Rafter J Owners on Monday, July 30, 2018.

b) The Board discussed whether signed Standards of Conduct and Ethical Behavior forms are necessary, as was done in August, 2008.

10. Review action items.

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

11. Adjourn.

Pam moved to adjourn and Paul seconded the motion. It passed unanimously. The meeting adjourned at 8:44 p.m.