

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday August 14, 2018, 7:00 pm  
Rafter J Office

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MINUTES

In Attendance:

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

Staff: Nancy Henderson and Larry Lennon.

Homeowners: Keith Cozzens, Robert Fishback, Joe Gawaldo, Karen Jerger, Vicky O'Donoghue, and Tom Patterson.

1. Call to order.  
Kip MacMillan, President, called the meeting to order at 7:00 p.m.
2. Homeowners' issues and concerns.
  - a) Tom Patterson (1690 W Quarterhorse Dr., Lot 185): Archery on lot by storage area.  
Tom reported archery target shooting on lot Tract 3A adjacent to the Rafter J storage area, which is against Rafter J Rules and Regulations. Safety issues were discussed. The Board will also review Teton County regulations.
  - b) Keith Cozzens (1655 W Quarterhorse Dr., Lot 191): Road speed controls.  
Keith suggested approaches for educating drivers within Rafter J about the 25 mph speed limit, such as a safety-awareness week. The Board will take Keith's suggestions under advisement.
  - c) Robert Fishback (1550 W Pinto Dr., Lot 196): Mowing common area and ditch maintenance.  
Robert asked who is responsible for mowing the common area and maintaining ditches. Robert was informed that Rafter J owners are to maintain their yard to the edge of the adjacent road pavement on all sides of lots which border road easements, and Rafter J HOA is responsible for mowing most common areas and for ditch maintenance.
  - d) Joe Gawaldo (1655 W Big Trail Dr. #801, Cedarwoods): Garages.  
Joe Gawaldo, representing Cedarwoods, reported that there are four enclosed garages available in Cedarwoods. They are considering offering the spaces to Cedarwoods residents first, and Rafter J residents second.
3. Approval of the July 26, 2018, Rafter J HOA minutes.  
Pam moved to approve the July 26, 2018, minutes. Paul seconded the motion. It passed unanimously.
4. Financial report for July, 2018.  
Pam reviewed the expense items. She also reported that \$100,000 was transferred from the Rafter J operating account to a money market-account. Following Board discussion, Pam moved to approve the financial report. Brooke seconded the motion. It passed unanimously.

5. Maintenance report.  
Four windows in the Rafter J office building have broken seals. The Board discussed the estimate that was received to replace the casements and requested that an additional bid be obtained for replacing only the glass.
6. ISD report.  
Water is pooling along Big Trail Drive near the church and will require excavation of Rafter J common-area. The Board recommended that Kurt Stout, of Meridian Engineering, provide advice on how to proceed.  
  
The box broom for the skid steer was received and will be used to remove gravel from Rafter J streets.
7. DRC report.
  - a) Children's Learning Center (1300 Valley Springs Rd., Lot 331): greenhouse - Approved.
  - b) Perez-Telecher (3425 S Shorthorn Dr., Lot 137): addition - Approved.
  - c) Denton (1945 W Bunkhouse Dr., Lot 247): painting - Approved.
  - d) Daly (1955 W Bunkhouse Dr., Lot 246): windows - Approved.
  - e) Merritt (1555 W Clydesdale Dr., Lot 152): fence - Approved.
  - f) Reeder (1795 W Diamond Hitch Dr., Lot 293): roof - Approved.
8. Old business.
  - a) Joe Gawaldo asked that the aspen trees, which 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.
  - b) The engineering study, prepared by Kurt Stout, identified a total of 42 homes which are eligible to be removed from the FEMA Special Flood Hazard Area (SFHA). Owners were updated by email, sent by Jim Turley.
  - c) The Rafter J eastside ditch was discussed. Paul Boillot will contact Herb Brooks and arrange a meeting with Paul Von Gontard to discuss eastside ditch issues.
  - d) Jackson Hole Wildlife Foundation has requested that Rafter J HOA complete a WYDOT Fence Modification/Removal Agreement to allow the Foundation to remove barbwire from the Rafter J common-area fence which is located on the eastern boundary. WYDOT is currently responsible for fence maintenance, and it is a concern that by signing the agreement, Rafter J will become responsible for future maintenance of the wood portion of the fence. More information is needed in order to proceed.
9. New business.  
None.
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 9:51 p.m.