

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, November 19, 2013
Rafter J Office**

MINUTES

In Attendance:

Directors: Kip MacMillan, Paul Boillot, Brian Remlinger, Joe Greene, and Pam Zernis

Staff: Cynthia Wiley

Homeowner: Ed Krajsky

Guest: Aaron Jenkins, Silver Star

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:03 p.m.

2. Homeowners' issues and concerns.

a) Children's Learning Center (Lot 331): Silver Star internet installation.

Aaron Jenkins, with Silver Star, would like to run optical fiber through the Rafter J's open space to provide high speed internet to the Children's Learning Center. Rafter J's preference is to follow the existing easements along the road to the Center.

b) Ed Krajsky (3190 Pitchfork Dr., Lot 36): driveway maintenance.

There are four different owners of this property and Ed represented the LLC which so far has refused to fix the driveway. He stated there are multiple driveways in Rafter J that have the same problem. Ed said he would have the renters remove the weeds growing out of the cracks and then fill the cracks. The Board will look at the driveway in the spring.

c) Paul D'Amours: Teton County Multiplier, square feet and impervious surface.

The County is devising a new Land Use Comp Plan, part of which could determine the maximum living space of houses in different subdivisions versus the total lot size. They are proposing multipliers to allow additional square footage. Currently, Rafter J does not have a multiplier. However, there may be an opportunity to be included in the Cluster Zoning District.

3. Approval of the October 29, 2013, Rafter J HOA minutes.

Paul moved to approve the minutes. The motion was seconded by Pam. It passed unanimously.

4. Financial report for October, 2013.

Following discussion of several line items, Brian moved to approve the financial report. The motion was seconded by Paul. It passed unanimously.

5. Maintenance report.

No special issues.

6. Old business.

7. New business.

a) Santa

Santa will be coming to the Rafter J office on Friday, December 20th and provide small toys for kids.

8. Review action items.

The Board discussed the Action Items and removed those which had been completed.

9. Adjournment.

Joe moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 8:28 p.m.