

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday September 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 and Larry Lennon.

Homeowners: Robert Fishback, Joe Gawaldo, Chuck Harris, Vicky O'Donoghue, and Brian Remlinger.

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:01 p.m.
2. Election Results.
The Rafter J Director election ballots were counted on August 22, 2018. Paul Boillot was elected for a 2-year term, receiving 115 votes, and Kip MacMillan was elected for a 3-year term, receiving 113 votes.
3. Election of Officers.
Joe motioned to have Kip MacMillan serve as President, Paul Boillot as Vice President, Brooke Gorsage as Treasurer, Joe Greene as Secretary, and Pam Zernis to serve as Member-at-Large. Paul seconded the motion. It passed unanimously.
4. Homeowners' issues and concerns.
 - a) Brian Remlinger (3060 S Bridle Dr., Lot 318): Flat Creek bank erosion, south bench area. Brian submitted a proposal to stabilize the Flat Creek bank erosion near the south bench area. The project includes installation of geotextile fabric, large boulders, and gravel backfill. A survey by an engineer, project design, and permitting is estimated to cost between \$5,000.00 - \$10,000.00. Brian estimates construction time and materials to be between \$10,000.00 - \$15,000.00.

Joe moved to go forward with obtaining a design and permit for bank stabilization of Flat Creek near the south boundary of Rafter J near the bench, for an maximum amount of \$5,000.00 - \$10,000.00. Paul seconded the motion. It passed unanimously.

Maintenance of Rafter J drainage ditches was discussed. Brain informed the Board that permits are not required for cleaning out drainage ditches and it might be possible to clean out the drainage ditch located south of Hay Sled Drive during the Flat Creek project.
 - b) Joe Gawaldo (Cedarwoods #801, Lot 29): Destruction of aspen trees on Rafter J common property.
Joe Gawaldo met with the Rafter J Board prior to the meeting to discuss the 2016 removal of aspen trees located in Rafter J common area near the Cedarwoods 800 building and to request approval to replant aspen trees in the same area. At the discussion, Joe Gawaldo was unable to provide copies

of his original application or Board approval for planting aspen trees. He also stated that in 2016, he verbally agreed to the tree removal immediately before the trees were cut down.

c) Vicky O'Donoghue (3220 W King Eider Rd., Lot 38): Standards of Conduct and Ethical Behavior (SCEB) form, financial audit, and reserve study.

Vicky requested three actions from the Board: Sign an SCEB form, have a financial audit performed by an independent CPA, and create a reserve study. The Board agreed to sign the SCEB form upon attorney review and asked Vicky to provide the names of three CPAs.

d) Robert Fishback (1550 W Pinto Dr., Lot 196): Ditch grates and financial concerns.

Robert asked why the irrigation ditch near Pinto Drive does not have a grate on the north end of the culvert. Larry responded that at the time of installing the other grates, the Pinto Drive area did not have the same safety issues. Larry will assemble a proposal for installation of a grate and seek Board approval.

Robert inquired about HOA expenses and non-profit status. Pam reviewed budget details and Robert was asked to forward further questions to the Rafter J office.

5. Approval of the August 14, 2018, Rafter J HOA minutes.

Joe moved to approve the July 26, 2018, minutes. Pam seconded the motion. It passed unanimously.

6. Financial report for August, 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 in August. Following Board discussion, Pam moved to approve the financial report. Brooke seconded the motion. It passed unanimously.

Paul noted that the investment balance has increased.

7. Maintenance report.

Flat Creek bank erosion near Northeast 40 Townhomes has increased. Larry will ask Brian Remlinger to check the area.

8. ISD report.

a) The water storage tanks were cleaned; there were no issues.

b) A monitor was installed at pump #2 to help with clogging caused by disposable wipes.

c) Installation of alternative power for the lift stations is to be completed this fiscal year.

d) Fog lines have been painted along Big Trails Drive; crosswalks and north entrance Rafter J entry/exit lanes will be painted soon.

e) It has been recommended, by Kurt Stout, of Meridian Engineering, to excavate a 15' ditch along Big Trails Drive to reduce water from pooling on Big Trails Drive near the church.

9. DRC report.

a) Fishback (1550 W Pinto Dr., Lot 196): paint - Approved.

b) Iberlin (3310 S Cow Camp Dr., Lot 257): roof, deck, paint - Approved.

c) Merritt (1555 W Clydesdale Dr., Lot 152): deck - Approved.

d) Reeder (1795 W Diamond Hitch Dr., Lot 293): roof, change materials - Approved.

10. Old business.

a) The Board, per notification from Karen Jerger, was requested to postpone meeting Paul VonGontard to discuss eastside ditch issues, pending further direction from Teton Conservation District.

b) Rafter J eastside fencing was discussed. Rafter J will be responsible for the wood portion of the fence if the HOA agrees to allow Jackson Hole Wildlife Foundation to remove the barbed wire portion.

Joe motioned to proceed with the removal of barbed wire along the Rafter J eastern boundary. Brooke seconded the motion. It passed unanimously.

Nancy will contact Gretchen Plender and the Jackson Hole Wildlife Foundation to move forward with the barbed wire removal.

c) Archery was discussed. Rafter J CCR's, Article VIII, Section 1(d) restricts storage area usage; thus it cannot be used for archery target practice. Rafter J Rules and Regulations, number 5, prohibits archery in Rafter J. The Board will look into liability issues regarding the use of Tract 3A for archery target practice.

d) Estimates to replace the damaged glass in the Rafter J office were discussed.

Paul motioned to replace both the glass and the sashes. Pam seconded the motion. It passed unanimously.

11. New business.

None.

12. Review action items.

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

13. Adjourn.

Pam moved to adjourn and Brooke seconded the motion. It passed unanimously. The meeting adjourned at 9:00 p.m.