

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday December 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.

Rafter J Attorney: Paul D'Amours.

Homeowners: Case Brown, Mark Dalby, Joe Gawaldo, Kirk and Kim Lane, Vicky O'Donoghue, Brian Remlinger, Brian Schilling, Chris Stiehl, Jim Turley, and Brook Yeomans.

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:00 p.m.
2. Homeowners' issues and concerns.
 - a) Brian Remlinger (3060 S Bridle Dr., Lot 318): Update on Flat Creek bank stabilization project. Brian submitted a site survey and cross-sectional drawings of the Flat Creek bank stabilization project. Two permits are required before construction begins, one from the Army Core of Engineers and the other from Teton County. The permits are expected to be approved by January 15th. Case Brown, from Clearwater Restoration, submitted a draft estimate of \$52,511.50 for labor and materials. Brian offered to work with Case to reduce the actual cost, and to submit a grant application to Teton Conservation District on behalf of Rafter J. The Board agreed to a budget of \$45,000.00 for construction and materials.
 - b) Kirk and Kim Lane (1765 W Pack Saddle Dr., Lot 300): Sediment in water. Kirk and Kim noticed in April that there is sediment in their water supply, which has accumulated in their toilet tanks and appliance filters. Larry reported that he has been working with Dave Stickel, Rafter J ISD Water Operator, in an attempt to try to correct the issue. Routine maintenance, including flushing fire hydrants and cleaning Rafter J water tanks has been completed. Larry will notify Rafter J ISD about the issue and have a sample of the sediment analyzed. Vicky O'Donoghue, 3220 W. King Eider, noted that there is also sediment in her water, but much less than the amount reported by the Lanes.
3. Approval of the November 27, 2018, Rafter J HOA minutes.
Joe moved to approve the November 27, 2018, minutes. Paul seconded the motion. It passed unanimously.
4. Financial report for November, 2018.
Brooke reviewed the expense items including tree removal, summer 2018 noxious weed control, and the Flat Creek bank stabilization design.

Paperwork was executed adding Brooke as a signatory on Rafter J bank accounts.

Following Board discussion, Paul moved to approve the financial report. Pam seconded the motion. It passed unanimously.

5. Maintenance report.
The storage gate has an electronic issue and has been left open until it can be repaired on Wednesday of this week.

Larry, in spring 2019, will purchase and install a grate for the Pinto Drive culvert.
6. ISD report.
None.
7. DC report.
 - a) Hale-Parker (1895 W Cinnamon Teal Rd., Lot 13 Walden Pond): Windows - Approved.
 - b) Linhardt (1205 W Hay Sled Dr., Lot 51): Patio - Approved.
 - c) Southeast 40 Townhouses: Sign paint - Approved.
 - d) Rendall (3135 W King Eider Rd., Lot 66): Addition - Approved.
 - e) Leslie (3060 S Stirrup Dr., Lot 308): Roof - Approved.
8. Old business.
 - a) Standards of Conduct and Ethical Behavior (SCEB) Form.
Following Board discussion, the Board decided that the action of signing an SCEB form has no bearing on the Board's service, which is carried out in the best interests of the Association.
 - b) CCR Amendments.
365 ballots were received, all amendments passed (see attached ballot) except numbers four (4) and seven (7). All Rafter J properties are subject to the Amended Rafter J Ranch CCR's as of November 19, 2018. A compilation of the amended CCRs is being drafted by Paul D'Amours.
 - c) Employee Health Insurance.
The employee health insurance policy was renewed for 2018/19.
9. New business.
 - a) Brian Schilling (1015 W Brahma Dr., Lot 111): Bike Park Proposal.
Brian offered to spearhead a proposal to develop a kid's bike park in Rafter J. The bike park is intended to provide a safe place for young children to learn off-pavement biking skills. Brian will submit a design, cost estimate, and maintenance plan to the Board. Liability issues, parking, and restroom facilities will have to be addressed.
 - b) The Board was given proposed schedules for 2019 Board meetings and Rafter J office holiday closures.
 - c) The Rafter J office will be closed the week of December 23rd, emails and phone calls will be answered daily.
10. Review action items.
The Board discussed the action items and removed those that were completed.
11. Adjourn.
Pam moved to adjourn and Brooke seconded the motion. It passed unanimously. The meeting was adjourned at 8:22 p.m.