

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday February 26, 2019, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

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

Staff: Nancy Henderson.

Homeowners: Joe Gawaldo, Karen Jerger, and Vicky O'Donoghue.

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:00 p.m.
2. Homeowners' issues and concerns.
 - a) Karen Jerger (1190 W Hay Sled Dr., Lot 57): Eastside ditch update.
Karen reported that Teton Conservation District (TCD) met with Paul VonGontard during the 2018-2019 Christmas/New-Year holiday period, and TCD presented VonGontard a general plan for upgrading and maintaining the eastside ditch. On February 1, 2019, Karen wrote a letter to VonGontard, informing him of Rafter J crawlspace issues, which were not discussed at the TCD meeting. Karen has also obtained an estimate to line 2,350 feet of the eastside ditch with a geotextile material. The Board, at Karen's request, will write a letter to VonGontard with the intent of initiating a conversation regarding Rafter J's interest in eastside ditch improvements.
 - b) Vicky O'Donoghue (3220 W King Eider Rd., Lot 38): Audit update.
Vicky has obtained two bids for a financial audit, and will get one more.
 - c) Joe Gawaldo (Cedarwoods #801, Lot 29): Contracts and bids for Flat Creek bank stabilization project.
Nancy will provide Joe with the bids and contract related to the Flat Creek project.
3. Approval of the January 22, 2019, Rafter J HOA minutes.
Paul moved to approve the January 22, 2019, minutes. Pam seconded the motion. It passed unanimously
4. Financial report for January, 2019.
Brooke reviewed the expense items including office computer backup services, legal fees, and Fish Creek bank stabilization.

Following Board discussion, Paul moved to approve the financial report. Pam seconded the motion. It passed unanimously.
5. Maintenance report.
Larry will install a dog-bag station, during the spring, on the trail behind Double Tree Drive near the bench.

Karen Jerger commented that the HOA is doing a great job with snow removal from Rafter J roads and pathways.

6. ISD report.
None.
7. DC report.
None.
8. Old business.
 - a) View corridor proposal.
The Board, after reviewing an email with new information from Jeff Stines, will discuss the view corridor proposal at the next meeting.
 - b) Flat Creek bank stabilization update.
The Flat Creek bank stabilization project is complete.
 - c) Common area lease for area north of Lot 336 update.
Kip has spoken with Jack Konitz regarding the lease of common area located adjacent to Rafter J Lot 336. The lease will not be renewed.
 - d) Fifth amendment to Rafter J CCRs. Tabled.
9. New business.
 - a) Policy and Rules governing attendance of members at Board meetings.
Following Board discussion, Pam moved to approve the Policy and Rules governing attendance of members at Board meetings, Brooke seconded the motion. It passed unanimously.
 - b) Update Storage Area Policy.
Nancy, with Larry's assistance, will update the current Storage-Area Policy.
 - c) Maintenance cell phone.
The maintenance phone is no longer functional. Incoming calls made to the maintenance phone line are being transferred to Larry's personal phone.
 - d) Rewrite of Rafter J Bylaws, Article VII, Section 4, rule regarding Capital Expenditures. Tabled.
10. Review action items.
Paul will have the area north of Lot 336 surveyed, spring 2019. Nancy will email the Board a copy of the 1998 Rafter J water-rights report. Vicky O'Donoghue will provide the ISD a water sediment sample from her home at 3220 W King Eider Road.
11. Adjourn.
Paul moved to adjourn and Pam seconded the motion. It passed unanimously. The meeting was adjourned at 8:26 p.m.