

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday May 28, 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, and Larry Lennon.

Guests: Laurie Forstrom, and Kevin Getz.

Property Owners: Joe Gawaldo, Susan Hobson, Jeff Huot, Karen Mertaugh, Vicky O'Donoghue, Sue Perkins, Alice Richter, and Perry Wiseman.

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:00 p.m.

2. Homeowners' issues and concerns.

a) Laurie Forstrom representing Jack Konitz (2950 W Big Trail Dr., Lot 336): Utility easement update.

Laurie informed the Board that Backroads will be paying for all attorney fees associated with the Silver Star utility easement. Paul D'Amours drafted the easement, but needs a legal description of the easement and a detailed map. Paul Boillot asked if there could be another junction box closer to the Rafter J office, as requested previously, and if the planting bed will be disturbed. Laurie stated that any damage to the Rafter J planting bed will be repaired and she will follow-up with Silver Star to complete the easement.

b) Karen Mertaugh (1965 W Homestead Dr., Lot 236): New lease for common area north of Lot 336.

Karen would like to continue leasing the area located north of Lot 336 to board two horses for six months of the year, but Rafter J Rule number thirty (30) prohibits horses on common areas. The Board will research Teton County regulations.

c) Sue Perkins (3355 S Tensleep Dr. #17, NE 40): Flat Creek bank erosion near NE 40.

Sue is concerned about Flat Creek bank erosion near Northeast Forty Townhomes and suggested fencing off the area to prevent further embankment damage caused by people and animals, or consider remediation similar to that done in the southern area. Sue might be able to obtain some large rocks for free. Larry and Brian Remlinger looked at the area previously and determined there was not an immediate concern. Paul noted that Flat Creek, according to the Teton County GIS website, has moved significantly since 1955. The Board will address this issue.

d) Jeff Huot (1945 W Homestead Dr., Lot 238): Trugrid material for driveway.

Jeff requested approval to extend his driveway, using a plastic grid material, and grass within the grid, to create an impervious surface to be used for parking vehicles and to access his shed. Following discussion, the Board asked Jeff to submit a Miscellaneous Application to the Design Committee.

e) Vicky O'Donoghue (3220 W King Eider Rd., Lot 325-038): Weed control.

Vicky is concerned about Rafter J's weed control program. Larry reported that Teton County Weed and Pest approved the HOA's use and application of herbicides, communications with residents has improved, and spot spraying for noxious weeds will occur in July and August.

f) Perry Wiseman (3445 S Shorthorn Dr., Lot 135): Deck approval.

Perry was informed that the Design Committee needs to approve deck replacements.

3. Approval of the April 23, 2019, Rafter J HOA minutes.

Paul moved to approve the April 23, 2019, minutes. Pam seconded the motion. It passed unanimously.

4. Financial report for April, 2019.

Brook reviewed the expense items.

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

Nancy reported that Barb Fields reviewed the 2019-2020 preliminary budget; Barb did not find any issues. The capital expenses for painting, based on the two estimates obtained, are sufficient. The 2019 property tax assessment for the Rafter J office and garage was disputed and reduced; the budget was adjusted accordingly. The Board thanked Nancy for her efforts. Tegeler put our commercial insurance policy out for bid and renewed the current provider. The insurance companies suggested by Robert Fishback were either unable to provide coverage or were unresponsive.

Following Board discussion, Paul moved to approve the 2019-2020 proposed budget. Brooke seconded the motion. It passed unanimously. Rafter J homeowners will be asked to approve the 2019-2020 budget at the annual meeting in August.

5. Maintenance report.

Larry has been asked by Paul Wilson if Rafter J is willing to help pay for replacing a culvert located at the Y junction of Valley Springs Road. The Board asked Larry for cost details and to see if Rafter J has an access easement.

Installation of trash cans for dog waste was discussed. Trash cans have been installed in the past, but the effort was unsuccessful. The Board determined not to install trash cans.

The HOA is waiting for the insurance adjuster to respond regarding a Storage Area claim.

Revegetation of the Flat Creek bank stabilization project was discussed. The Board determined to let the grass grow naturally and re-evaluate the area in the future.

A new dog bag station has been installed on the trail behind Double Tree Drive near the bench.

The water sediment sample from 1765 W Pack Saddle Dr., Lot 300, was analyzed by Energy Labs; they found the sediment to be similar to material found in water-softener systems.

Larry asked Lower Valley Energy to re-gravel the trail that was used for the secondary power feed project.

6. ISD report.

Larry reported that the ISD is implementing a plan to provide the lift stations with an alternate power source. Pump station #2 will have a permanent backup generator, and stations #1 and #3 will share a portable backup generator.

The ISD 2019-2020 budget hearing will be held Monday June 17, 2019.

7. DC report.
 - a) Tibbitts (1040 W Brahma Dr., Lot 117): Additions - Approved.
 - b) Morris (1960 W Homestead Dr., Lot 233): Paint - Approved.
 - c) Spaulding (3175 S Beaver Slide Dr., Lot 10): Roof - Approved.
 - d) Linhardt (1205 W Hay Sled Dr., Lot 51): Deck - Approved.
 - e) Holden (1250 W Fresno Dr., Lot 45): Paint - Approved.
 - f) Carlson (3240 W King Eider Rd., Lot 325-40): Paint - Approved.
 - g) Spaulding (1255 W Bull Rake Dr., Lot 20): Fence - Approved.
 - h) Spaulding (3175 S Beaver Slide Dr., Lot 10): Fence and Patio - Approved.
 - i) Foster (1065 W Longhorn Dr., Lot 120): Deck - Approved.

8. Old business.

- a) Eastside ditch update.

Kip and Paul attended the Teton Conservation District (TCD) monthly Board meeting on April 24, 2019, to participate in the eastside ditch discussion; the minutes are available on the TCD website in the May 2019 Board Packet link. Westwood Curtis has installed a layer of bentonite in the eastside ditch from Legacy Lodge to the Rafter J south entrance. TCD, Rafter J, and Melody Ranch Investments are working together on a long-term solution to help with Rafter J groundwater issues. Paul noted that there are four lateral drainage ditches coming off of the eastside ditch that need to be maintained.

Rafter J residents will be reminded that sump pump hoses, used to disperse water into the eastside ditch, must have a diffuser to prevent the embankment and bentonite from being eroded.

- b) Rewrite of Rafter J Bylaws, Article VII, Section 4, rule regarding Capital Expenditures. The Board discussed the rule regarding Capital Expenditures.

- c) Survey of common area north of Lot 336.

The property line north of Lot 336 has been staked. Larry will take photos of the area.

9. New business.

- a) Kevin Getz, future owner of 3060 S Stirrup Dr., Lot 308, requested permission to relocate an evergreen tree which is located in the common area north of Lot 308. The Board asked Kevin to submit a plan, inclusive of costs and the relocation site.

- b) Rafter J office window.

The north window of the Rafter J office has a broken seal; the estimated cost for replacement is \$553.00.

Paul moved to replace the north office window. Pam seconded the motion. It passed unanimously.

10. Review action items.

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

Paul and Nancy will provide Larry with contacts who can reconfigure the lighting on the Rafter J north-entry sign.

11. Adjourn.

Pam moved to adjourn and Paul seconded the motion. It passed unanimously. The meeting was adjourned at 8:49 p.m.