

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday June 25, 2019, 7:00 pm  
Rafter J Office

---

MINUTES

In Attendance:

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

Staff: Nancy Henderson, and Larry Lennon.

Guests: Laurie Forstrom.

Property Owners: Robert Fishback, 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) Laurie Forstrom representing Jack Konitz (2950 W Big Trail Dr., Lot 336): Utility easement update.  
Laurie presented an updated map for the Silver Star utility easement, and verified that the Rafter J planting bed will not be disturbed. Paul Boillot asked that the junction box, as requested previously, be represented on the map. The irrigation lines, located south of the Rafter J office, might be an issue, and will be marked by Larry. Laurie will follow-up with Silver Star to complete the easement.  
  
Laurie asked what is going to happen with the survey stakes that are located on the north boundary of Lot 336. The stakes are to remain in place, pending a Board discussion.
  - b) Vicky O'Donoghue (3220 W King Eider Rd., Lot 325-038): Bike Park.  
Vicky would like Rafter J homeowner's to have input regarding the installation of a bike park in Rafter J. The Board informed Vicky that a bike park proposal has not been submitted.
3. Approval of the May 28, 2019, Rafter J HOA minutes.  
Paul moved to approve the May 28, 2019, minutes. Pam seconded the motion. It passed unanimously.
4. Financial report for May, 2019.  
Brook reviewed the expense items including a QuickBooks upgrade for the office computer, postal charges for the 2019-2020 Fee Schedule mailing, \$841.45 for surveying Lot 336, and painting of the Big Trails play set. The Investment portfolio balance during May was down, but rebounded in June.  
  
Following Board discussion, Pam moved to approve the financial report. Brooke seconded the motion. It passed unanimously.  
  
Nancy informed the Board that Kyle Geffre, of First Interstate Wealth Management, has resigned and appointments are available to meet his replacement beginning July 8<sup>th</sup>.

5. Maintenance report.

Mark Dalby, with help from volunteers, has built and installed a trail bridge east of Double Tree Drive. A total of three bridges throughout Rafter J will be installed. Mark would like to rent a brush cutter to expand the existing trails, but has exceeded the approved \$1000 budget by \$557. The Board needs to know exactly where Mark intends to trim, before authorizing rental of the brush cutter.

Paul moved to extend the original budget for the bridges to allow for the overage. Pam seconded the motion. It passed unanimously.

Painting of the Big Trails play set is completed and parts have been ordered to repair the slide and climbing ladder. Finding a vendor to make new canopies has been difficult; Paul suggested looking on Etsy.com for a seamstress or checking Canvasmithco.com.

Paul moved to accept Doug Miller's bid, not to exceed \$10,000 for labor and materials, to paint the Rafter J office and all five mailbox kiosks. Brooke seconded the motion. It passed unanimously.

Two grates have been installed in the Pinto Drive culvert, one on the north side of Pinto Drive and the other on the north side of Big Trail Drive.

Larry has inspected homeowner hoses that diffuse crawlspace water into the eastside ditch and did not find any concerns.

6. ISD report.

Larry reported that the ISD has hired a contractor for the pump station alternate power project, and construction at pump station #2 will begin soon.

7. DC report.

- a) Fox (3230 S Single Tree Dr., Lot 270): Deck - Not approved.
- b) Reeder (1795 W Diamond Hitch Dr., Lot 293): Paint trim and paint garage door - Approved.
- c) Dillon (1195 W Fresno Dr., Lot 38): Paint - Approved.
- d) Huspeck (1500 W Percheron Dr., Lot 146): Roof - Approved.
- e) Jerger-Harris (1190 W Hay Sled Dr., Lot 57): Privacy fence - Approved.
- f) Lowe (3100 S Stirrup Dr., Lot 304): New sidewalks - Not approved.
- g) Merrell (3325 S Cow Camp Dr., Lot 253): Paint and roof - Approved.
- h) Miller (1000 W Brahma Dr., Lot 113): Sheds - Not approved.
- i) Gateway Church (3205 W Big Trail Dr., Lot 330A): Signs - Not approved.
- j) Kadue (1795 W Pack Saddle Dr., Lot 303): Alteration and addition - Not approved.
- k) Hauge (1555 W Percheron Dr., Lot 140): Fence - Not approved.
- l) Smith (3070 S Bridle Dr., Lot 317): Roof - Approved.

8. Old business.

a) Rewrite of Rafter J Bylaws, Article VII, Section 4, rule regarding Capital Expenditures. Tabled.

b) The Board did not approve a proposal to relocate an evergreen tree, located in the common area, north of 3060 S Stirrup Dr., Lot 308.

c) The Board will not lease the common area located north of Lot 336 for horse boarding. Rafter J Rules do not allow horses in Rafter J common areas.

d) Teton Conservation District will reimburse Rafter J \$5,100 for eastside ditch maintenance completed by Westwood Curtis.

Paul moved to pay Westwood Curtis \$16,073.93 for installation of bentonite in the eastside ditch. Brooke seconded the motion. It passed unanimously.

e) An estimate has been obtained for Flat Creek bank stabilization near NE40. The Board questioned if a survey is needed to accurately measure the progression of erosion, and if this project should be included in a property-wide study. Tabled.

f) The Rafter J Water Committee is collecting information regarding crawl space water issues; Rafter J homeowners can contact the Committee at [rjwatercommittee@gmail.com](mailto:rjwatercommittee@gmail.com).

The Board asked Larry to check water levels in the Rafter J ground-water stations.

9. New business.

a) Rafter J HOA Board of Directors' candidate statements for the August election should be given to the Rafter J office by July 15, 2019.

b) The Board discussed and agreed to change the Rafter J annual meeting date to Tuesday, August 27, 2019.

10. Review action items.

The Board reviewed 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 8:05 p.m.