

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday July 23, 2019, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

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

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: Karen Jerger, Vern Martin, Vicky O'Donoghue, and Robb Sgroi.

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:00 p.m.
2. Homeowners' issues and concerns.
None
3. Approval of the June 25, 2019, Rafter J HOA minutes.
Joe moved to approve the June 25, 2019, minutes. Pam seconded the motion. It passed unanimously.
4. Financial report for June, 2019.
Brooke reported that \$200,000 will be transferred from the operating account to the ICS account, and reviewed the expense items, including \$3,475 for attorney fees.

Kip noted that a letter, explaining a current legal issue, will be sent to the homeowners.

Following Board discussion, Brooke moved to approve the financial report. Pam seconded the motion. It passed unanimously.
5. Maintenance report.
A foot path has developed around the south side of the entry to the Rafter J storage area. A homeowner has expressed concern about unauthorized access to the area. Larry will obtain a cost estimate for extending the existing fence.

The Board discussed whether there is a need to install cleanup awareness signage, pertaining to dog waste, and concluded that increased signage does not have a significant impact on changing the behaviors of pet owners. Residents are expected to be considerate by cleaning up after their pets and by not leaving waste-bags unattended.

Larry reported that a homeowner is concerned about the lateral protection of the new Pinto Drive culvert grates. Larry will find out if the grates can be retrofitted.

The Big Trail playset slide was repaired and a baby swing was replaced.
6. ISD report.
Larry reported that construction at pump station #2 will begin in August.

7. DC report.
 - a) Kadue (1795 W Pack Saddle Dr., Lot 303): Alteration and addition - Conditionally approved.
 - b) Lowe (3100 S Stirrup Dr., Lot 304): Sidewalks and deck - Approved.
 - c) Miller (1000 W Brahma Dr., Lot 113): Sheds - Approved.
 - d) Fox (3230 S Single Tree Dr., Lot 270): Deck - Approved.
 - e) Fleck (3300 S Cow Camp Dr., Lot 256): Roof - Approved.
 - f) Leslie (3060 S Stirrup Dr., Lot 308): Paint - Approved.
 - g) Sproule (1255 W Hay Sled Dr., Lot 46): Patio - Approved.
 - h) NE40 (3355 S Tensleep Dr., Units 1-36): Roofing - Approved.
 - i) Moran (1160 W Brangus Dr., Lot 93): Paint - Approved.
 - j) Rendall (3135 W King Eider Rd., Lot 325-66): Paint - Approved.

8. Old business.
 - a) Rewrite of Rafter J Bylaws, Article VII, Section 4, rule regarding Capital Expenditures. Joe will submit a draft to the Board for review.

 - b) Permanent solutions for the eastside ditch.

Karen Jerger is not aware of any concerns from homeowners regarding water in the crawlspaces of Rafter J eastside properties and thanked VonGontard, Teton Conservation District, and the Rafter J Board for their efforts. Karen would like to have periodic ditch maintenance, combined with reinstallation of bentonite, to be considered as one of the options for a permanent solution to mitigate eastside ditch water issues, and that the maintenance expense be shared by all parties involved.

Robb Sgroi, of Teton Conservation District (TCD) and a Rafter J homeowner, thanked the Rafter J Water Committee for spearheading the crawlspace water issue, and Rafter J for working with the downstream irrigator. Robb agrees that there should be a written maintenance agreement for the future maintenance of the eastside ditch. TCD would like to obtain data from Rafter J homeowners on how the present solution fares in the future. TCD can assist Rafter J with applying for grants to help fund a permanent eastside-ditch solution.

 - c) Flat Creek bank erosion near NE40.

The creek bank will be monitored.

 - d) Lot #336 north boundary property line.

Larry will obtain a cost estimate to move the existing fence, located on the north boundary of Lot 336, to the actual property line. Kip will correspond with Jack Konitz regarding the HOA intentions.

 - e) Final draft of Silver Star utility easement.

Brooke moved to accept the final draft of the Silver Star utility easement, contingent upon Paul D'Amours approval of a revised map together with the original detailed map. Pam seconded the motion. It passed unanimously.

9. New business.
 - a) Ballots for the August 27, 2019 Director Election will be mailed to all Rafter J owners on Monday, July 29, 2019.

 - b) A homeowner is concerned about the HOA's potential liability exposure caused by homeowners who encroach on Rafter J common area, specifically by placing trampolines outside of their

property line. Following Board discussion, Paul D'Amours will be consulted regarding existing encroachment policies and liability exposure.

c) The Board discussed the HOA's leniency in allowing recreational vehicles to be parked in driveways for more than three days. The HOA will continue to follow up on complaints that are made against homeowners who violate the policy.

10. Review action items.

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

11. Adjourn.

Brooke moved to adjourn and Pam seconded the motion. It passed unanimously. The meeting was adjourned at 7:52 p.m.