

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday January 21, 2020, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

Directors: Paul Boillot, Karen Jerger, Kip MacMillan, Chuck Rhea, and Pam Zernis.

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: Bob Fishback, Gina and Steven Lipp, Vicky O'Donoghue, Jeffrey Parrott, Brian Remlinger, and Jim Turley.

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:00 p.m.
2. New Board Members.
Kip welcomed and introduced Karen Jerger and Chuck Rhea as new Board Members. Karen will be serving as Treasurer, her term expires August 2021 and Chuck will serve as Secretary until Joe Greene returns or the term expiration August 2022.
3. Homeowners' issues and concerns.
 - a) Gina and Steven Lipp (1535 W Pinto Dr., Lot 201): Rafter J Ranch Flat Creek Flood Mitigation Feasibility Study, dated July 10, 2018.
Gina is concerned about Big Trail bridge being a potential issue in a flood situation, and asked if any action, as outlined in the July study, is being taken to address the issue. The Board informed Gina that the first step is for a Flat Creek hydrologic study to be completed, and the results of the study should determine the next phase of addressing the 100 year flood zone issue.

Brian Remlinger stated that Jackson Hole Trout Unlimited and Lockhart Ranch are funding a Flat Creek hydrologic study, and suggested that anyone who is supportive of this effort can make a tax deductible donation to Jackson Hole Trout Unlimited.
 - b) Brian Remlinger (3060 S Bridle Dr., Lot 318): Finance and Maintenance.
Brian expressed concerns about the amount of cash the HOA has in reserves and presented a worksheet which details the financial history of Rafter J. Brian believes the reserve balance is excessive and recommends that a professional reserve study be obtained. Following discussion, the Board thanked Brian and will take his suggestions under advisement.

Brian submitted a list of maintenance concerns and suggested expenditures which will be reviewed by the Board.
 - c) Jim Turley (1655 W Big Trails Dr., Cedarwoods #804): Development rights for Cedarwoods.
Jim submitted a proposal from Cedarwoods to purchase two development rights from Rafter J; each for 8% of net proceeds or \$25,000, whichever is greater, contingent on 100% consent from all

Cedarwoods owners. Jim authorized Karen to contact him directly to answer any questions. Paul asked for preliminary budgets and a timeline. The value of the development rights was discussed and Paul offered to obtain proposals from two appraisers.

d) Jeffrey Parrott (1545 W Pinto Dr., Lot 202): Sanding of Rafter J north entry.

Jeffrey, as a bus driver for Teton County School District is aware of snow and ice removal challenges created by the slope at the north entry, and noted that Larry has made extra efforts to maintain the area. Jeffrey Parrott thanked the Board and appreciates their efforts.

4. Approval of the December 17, 2019, Rafter J HOA minutes.

Karen moved to approve the December 17, 2019, minutes. Paul seconded the motion. It passed unanimously.

5. Financial report for December, 2019.

Karen reviewed the expense items including a transmission repair for the Dodge, and a capital refund from Lower Valley Energy from the years 1999 and 2002. The investment portfolio balance increased.

Karen moved to approve the financial report. Paul seconded the motion. It passed unanimously.

6. Maintenance report.

a) The south entry lighting has been repaired.

b) The storage area has been monitored for trespassers and it has not been an issue.

c) Paul asked if the secondary power, installed by Lower Valley Energy (LVE) in the south west section of Rafter J, is operational. Larry will contact LVE.

7. ISD report.

a) Causes of the November water main break are being evaluated.

b) Four candidates are running for three Director seats in the March 17th election; Steve Foster, Eileen Mosman, Vicky O'Donoghue, and Brian Schilling.

c) Volunteers are needed to serve as judges for the March 17th election.

8. DC report.

a) Kadue (1795 W Pack Saddle Dr., Lot 303): Alteration and addition – Approved.

b) Gateway Church (3205 W Big Trail Dr., Lot 330): Gateway Church has submitted an application to the County asking for a variance to install a new entry sign, in the same location as the existing entry sign, to be 6' in height with a 15sf panel. The tallest post on the existing entry sign is 6'H with a 18sf panel, but freestanding signs cannot exceed 4'H and panels cannot exceed 4sf, per the current County regulations (LDRs). The entry sign approved by the Rafter J Design Committee (DC) has a 7'W x 6'H post and beam support with a 5'W x 3'H hanging panel (15sf), to be installed in the same location as the existing entry sign. The DC also approved a 60"W x 23.5"H welcome sign to be located on the building above the entry doors. The County will make a decision on the application February 4th.

9. Old business.

a) Sign Bylaws.

Chuck Rhea will review the Bylaws, which were amended August 2019. The Board signed the amended Bylaws after the meeting.

b) Documentation of homeowner correspondence to the Board.

Following discussion, the Board decided not to follow the County's format for documenting homeowner correspondence that is made directly to the Board.

10. New business.

a) Maintenance Needs and Improvements submitted by Brian Remlinger.

- Issue: Sweep roads, gutters and pathways.
Board response: The ISD will be encouraged to set up a program to improve the removal of gravel from all roads and pathways.
- Issue: Stain street signs.
Board response: Staining of street signs will be added to the 2020-2021 HOA budget.
- Issue: Noxious weeds need to be controlled on Tract 3A and water tank lots.
Board response: Larry will consult Teton County Weed and Pest regarding the best way to control weeds.
- Issue: Flat Creek bank erosion near NE40.
Board response: The Board requested that this issue be included in the next meeting agenda.
- Issue: Cul-de-sac circle landscaping and sprinklers.
Board response: Homeowners can submit improvements to the Board for approval.
- Issue: Enforce staining of fences and replacement of faded metal roofing.
Board response: Rafter J HOA does not police for violations, but does follow up on complaints made to the Rafter J office.
- Issue: Maintain HOA and ISD facilities; fire hydrant paint and wood stop signs.
Board response: Faded fire hydrants will be painted and wood stop signs will be replaced with metal signs.
- Issue: Drainage ditch maintenance and cleaning; north boundary drainage ditch.
Board response: Past records concerning the north boundary drainage ditch will be compiled and discussed.
- Issue: Corner repair with concrete; street corner erosion.
Board response: The ISD will be notified of this concern.
- Issue: Speed limit controls; install flashing speed limit sign.
Board response: A portable, flashing speed sign and previous ISD efforts were discussed. The ISD will be encouraged to re-paint the Big Trail Drive fog lines.

b) Suggested uses of HOA dues and reserve funds submitted by Brian Remlinger.

Brian would like the HOA to consider: paying for curbside trash pickup, paying for mowing of homeowner's lots, paying for driveway snow removal, a groomed ski course around Rafter J, hiring professionals for an improved trail system, eastside ditch lining, trout habitat improvements in Flat Creek, employee housing unit on Lot 332, hiring an additional plow driver, START Bus stop and Park-n-Ride on Lot 332, and an HOA grant program for exterior home maintenance that funds homeowners in need. Following Board discussion, Karen will research trail improvements and Paul will contact START. Homeowners are encouraged to submit proposals for projects to the Board.

c) Following discussion, the Board agreed to post the approved draft of meeting minutes on the monthly email to owners. Meeting minutes and drafts of meeting minutes are currently available on the Rafter J website.

11. Review action items.

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

12. Adjourn.

Paul moved to adjourn and Pam seconded the motion. It passed unanimously. The meeting was adjourned at 9:37 p.m.