

RAFTER J RANCH ANNUAL HOMEOWNER'S ASSOCIATION
MEETING MINUTES
August 27, 2019, at 7:00 p.m.
Legacy Lodge

Directors/Staff present:

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

Staff: Nancy Henderson and Larry Lennon.

1. Call meeting to order.

Kip MacMillan, President, called the meeting to order at 7:05 p.m., and welcomed everyone as friends and neighbors. Joe Greene, Secretary, verified that the meeting was quorate.

2. Approve 2018 Annual Homeowner's meeting minutes.

A motion was made to approve the August, 2018, Annual Minutes. The motion was seconded and it passed unanimously.

3. President's report.

Kip introduced the Rafter J Board members, staff, the Design Committee, and Karen Jerger of the Rafter J Water Committee (RJWC).

Karen reported that she, along with Karla Swiggum and Jean Day of the RJWC, appreciate the efforts made by Rafter J, Paul VonGontard, and Teton Conservation District for working together to address issues related to the Rafter J eastside ditch. The RJWC is continuing to gather crawlspace water information from Rafter J eastside residents.

Kip reviewed HOA projects:

- Overgrown vegetation was removed from the eastside ditch and bentonite was installed.
- Removal of barbwire from the Rafter J common-area fence which is located on the eastern boundary.
- Stabilization of Flat Creek bank erosion which occurred near the Rafter J southern boundary.
- Installation of 3 trail bridges throughout Rafter J.
- Installation of culvert grates.
- Common area located north of Lot 336 was reclaimed; the lease with Jack Konitz was not renewed.

4. Financial report.

Brooke Gorsage, Treasurer, reviewed FY 2018/2019 expenses and the FY 2019/2020 budget.

A homeowner inquired about trail improvements and was informed that \$1,500 was spent for trail improvements in FY 2018/2019 and the budget for FY 2019/2020 allows \$13,000 for more trail improvements.

FY 2019/2020 Excess Cash from operations, and reserve funds were discussed. The Board reported that the HOA currently does not have the reserve funds earmarked for specific projects,

major replacements or improvements. The Board is looking at issues throughout Rafter J, including maintenance of all ditches that are used to convey water through Rafter J.

Vicky O'Donoghue is concerned that the Rafter J legal documents do not require HOA members to approve the HOA annual budget. The Board encouraged Rafter J homeowners to attend the monthly Board meetings in advance of the annual meeting to discuss the budget. After discussion, Mike Keegan moved to approve the FY 2019/2020 budget. Inger Hanson seconded the motion. It passed, receiving 18 votes in favor, and 7 votes opposed.

5. Old Business.

Vicky O'Donoghue noted that Rafter J Bylaws require capital expenditures to be subject to a bid process. The Board informed the HOA members that the Bylaws have been amended to require capital expenditures which are anticipated to exceed Forty Thousand Dollars (\$40,000.00) to be subject to a bid process.

6. Board of Directors election.

Joe Gawaldo and Brooke Gorsage were on the ballot for a 2 year term; Joe Greene and Vicky O'Donoghue were on the ballot for a 3 year term.

Brooke Gorsage, Joe Greene, and Vicky O'Donoghue gave candidate statements.

7. Other Business.

Steve Foster stated, when creating a long term financial plan, to consider the HOA's fixed assets which will eventually become liabilities.

Gina Lipp asked if the HOA is going to pursue any of the three options that were proposed in the 2018 Flat Creek Flood Mitigation Feasibility Study. Paul Boillot explained that the Big Trail bridge acts as a bottleneck that makes the three proposed flood mitigation options non-viable.

Kathie Brazinski would like the HOA to consider purchasing the Cedarwoods tennis courts, so that all Rafter J homeowners can use them.

A homeowner asked about the small claims suit that was filed by Joe Gawaldo against the Rafter J Board members. The Board stated that a letter was previously sent to the Rafter J homeowners explaining the issue, which goes to court September 4th.

Karen Jerger thanked Stan Steiner for picking up trash along the pathways.

Vicky O'Donoghue expressed concern that both Lot 332 and the Lot by the Rafter J storage area are owned by Tract 3A LLC. Paul Boillot explained that Tract 3A LLC has one member, which is Rafter J HOA. Nancy Henderson stated that Rafter J HOA pays the property taxes for Tract 3A LLC Lots, the Rafter J office and garage, and Rafter J common areas.

8. Improvement and Service District Update.

Larry Lennon, Rafter J Maintenance Supervisor, presented an update on ISD activities.

- Steve Foster and Eileen Mosman have been appointed as new Directors. Steve is serving as Secretary and Eileen is serving as Treasurer.
- Crosswalks and stop bars will be painted this fall.

- The sewer lines are being inspected, in sections, over a period of five years. There have not been any issues.

A homeowner asked about high sewer bills in the summer months. Larry explained that the sewer usage is measured at two lift stations and is then divided among the Rafter J owners. Karen Jerger noted that increased sewer bills could be due to Rafter J residents who pump crawlspace water into drains, which is illegal.

Vicky O'Donoghue asked if the sand on the road, by the Big Trail bridge will be swept, and if the trash near the pump house will be picked up. Larry said he will take care of these issues.

9. Adjournment.

Kip thanked the attendees and Legacy Lodge.

Steve Foster moved to adjourn and a homeowner seconded the motion. It passed unanimously. The meeting adjourned at 8:23 p.m.