

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday May 25, 2021, 3:00 pm
Online Meeting <https://zoom.us/>

MINUTES

GIVEN THE CORONAVIRUS (COVID 19) ISSUES, THE BOARD FELT THAT FOR THEIR SAFETY, AND THAT OF RESIDENTS, THAT THIS BOARD OF DIRECTORS MEETING WOULD BE HELD ONLINE.

In Attendance:

Directors: Karen Jerger, Mike Keegan, Brian Remlinger, and Chuck Rhea.

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: Jim Huspek, Jim Turley, and Perry Wiseman.

1. Call to order.
Mike Keegan, Vice President, called the meeting to order at 3:01 p.m.
2. Homeowners' issues and concerns.
None.
3. Approval of the April 27, 2021, Rafter J HOA minutes.
Karen moved to approve the April 27, 2021 minutes. Brian seconded the motion. It passed unanimously.
4. Financial report.
 - a) Approval of April, 2021 financials.
There were no items of note to report.

Chuck moved to approve the financials as presented. Brian seconded the motion. It passed unanimously.
 - b) Update on CD accounts.
The First Interstate Bank (FIB) investment account balance has been deposited into a FIB CD account for one month to avoid transfer fees and can be distributed to a different account between June 13th and 23rd. Interest rates at this time are low, with little difference between Money Market and CD accounts. Insuring the funds is a priority. Retaining the funds at FIB or Bank of Jackson Hole was discussed.

Karen moved to transfer the balance of the First Interstate Bank CD account, upon maturity, to the current Insured Cash Sweep (ICS) account at Bank of Jackson Hole. Chuck seconded the motion. It passed unanimously.
 - c) Preliminary fiscal year 2021-2022 budget review.
The Board reviewed, discussed and adjusted a preliminary budget for FY 2021-2022. The budget proposes a 10% reduction in Lot fees (dues), no change in storage fees, and a reduction in ISD support.

Karen has been in communication with Eileen Mosman, Rafter J ISD Treasurer, regarding ISD support for operations and vehicle usage. HOA budget items used to calculate the amount paid to the HOA for support have been identified and HOA employee hours have been analyzed, resulting in the ISD being responsible for 30% of HOA budget expenses associated with operations and 75% of HOA budget expenses associated with vehicle usage. Mike recommended the HOA have further discussions with the ISD regarding responsibilities for vehicles and equipment.

Electric service for Rafter J north and south entries has historically been paid by Rafter J ISD, but it was discovered that the electric only services the signs, which are the HOA responsibility, and thus will become an HOA utility expense budgeted at \$513 annually.

Capital Expenditures include office window replacement, trail improvements, Adams ditch maintenance, noxious weed control, painting street signs and entry signs, office driveway sealing, Big Trail playset slide, common area water meters, and relocation of Lots 200/201 berm.

Brian moved to approve the proposed fiscal year 2021-2022 budget, as amended, inclusive of a 10% reduction in Lot dues. Mike seconded the motion. It passed unanimously.

The Board thanked Karen and Nancy for their efforts in compiling the budget information. Owners will be asked to approve the fiscal year 2021-2022 budget at the annual meeting in August.

d) Update on reserve study.

Karen provided the Board with a revised draft reserve study, and questioned if a review from an accountant is needed. Following discussion, the Board agreed that the draft reserve study is right on track and no additional review is needed at this time.

5. Maintenance report.

a) Update on dog waste station installations.

All 4 dog waste stations have been installed.

b) Update on cul de sac improvements.

Top soil and seed have been installed in the three test cul de sac's and homeowners are helping with watering. Karen thanked Larry for providing the labor for this project, but recommends hiring out the labor for future cul de sac improvements. Mike requested Larry to compile a cost estimate, per completed circle, inclusive of labor.

c) Update on Big Trail playset slide.

Additional information for the warranty claim was requested and forwarded to Rainbow. Mike questioned, and Larry confirmed that the HOA keeps a record of playset inspections and maintenance.

d) Eastside ditch embankment rut repair.

Per a signed agreement with John and Danette Jolly, the eastside ditch embankment repair area will be hydro seeded.

e) Sign painting.

Larry has contacted three vendors for painting Rafter J signs; one of them has submitted a bid, two more are expected.

6. ISD report.

a) Water tanks.

The water tanks were hit by lightning May 22nd, disabling the communication system. Larry responded to the alarms and is correcting the issue. There was no disruption in service, and the tanks are operating.

7. DC report.

- a) Fritz (3180 S. Beaverslide Dr., Lot 12): Metal roof approved.
- b) Schaefer (1255 W. Fresno Dr., Lot 24): Asphalt shingle roof approved.
- c) Brodell (3410 S. Shorthorn Dr., Lot 129): Rear deck with Trex or TimberTech approved.
- d) Drann (3355 S. Tensleep Dr., NE40 unit #7): Rear deck approved.
- e) Kennedy (1005 W. Brahma Dr., Lot 112): Shed approved.
- f) Stuchal (1540 W. Pinto Dr., Lot 197): Paint for siding approved, paint for trim not approved.
- g) Brehm (1220 W. Fresno Dr., Lot 42): Addition approved.
- h) Schaffer (1265 W. Bull Rake Dr., Lot 19): Fence approved.
- i) Dickey (3260 W. King Eider Rd., Lot 325-042): Paint approved.

8. Office report.

- a) A fee notice for FY 2021-2022 will be mailed to homeowners June 1st.

9. Old business.

- a) Realignment of service road/berm located on Lot 200 and Lot 201.

A site plan was completed, a County permit application was submitted, and construction is expected in the 2021-2022 fiscal year.

- b) Transfer of development rights.

The Board received a report from Jorgensen Engineering and will discuss it in executive session after the meeting.

- c) Construction rules.

Mike is working on updating the construction rules to be more responsive to current activities.

- d) Open Space and Trails Master Plan.

Hans Flinch has set up a meeting with a group of volunteers to gather ideas for the Master Plan. Rafter J residents will have multiple opportunities to comment when the proposals are completed.

10. New business.

- a) Lot 333 (Legacy Lodge) new ownership.

Mike and Chuck met with the new owners of Lot 333, Stage Stop Inc./the Darwiche family. The new owners intend to lease space to multiple entities for employee housing. Onsite management with strict rules, shuttle bus services for residents, and conforming to County regulations for parking were some of the issues discussed at the meeting. Utilizing the kitchen for a restaurant might be a possibility. Maintaining a community atmosphere is of high importance.

11. Review action items.

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

12. Adjourn.

Brian moved to adjourn. Chuck seconded the motion. All were in favor and the meeting adjourned at 3:54 p.m.