

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday June 29, 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: Sadek Darwiche, Sally Linhardt, and Sharon Mader.

1. Call to order.
Mike Keegan, Vice President, called the meeting to order at 3:00 p.m.

2. Homeowners' issues and concerns.
 - a) Sally Linhardt (1205 W Hay Sled Dr., Lot 51): Little Free Libraries proposal.
Sally would like the HOA to install a kiosk in Rafter J that offers a free book exchange for all residents, and to add additional kiosks if it is successful. Sally offered to be the steward for the first structure. General information can be found at the website <https://littlefreelibrary.org>. It was suggested to use the Tensleep playground area as a test location, ongoing maintenance is a concern, a temporary structure that can be easily relocated is preferred, and material for different age groups should be available at the same location with a children's section located at a lower height. The Board is in favor of Larry and Sally finding a test location, locating an acceptable structure, and to present the costs to the Board to be voted on.

 - b) Sharon Mader (3425 S. Appaloosa Dr., Lot 179): Legacy Lodge transfer of ownership and new commercial use requirements under the CC&Rs requiring a 2/3 homeowner vote for new residential development.
Sharon, who has experience in land use planning and policy, is concerned about the proposal made by the new ownership of Legacy Lodge to use the property for employee housing, she feels that communication to the Rafter J homeowners regarding usage needs to be improved, that proper procedures as dictated by the CCRs be followed for changing the use of the property, and for everyone to consider how Rafter J common areas and infrastructure will be impacted by the increase in number of residents.

Sadek Darwiche, representing Legacy Lodge ownership, asked if it was required to have 2/3 approval by Rafter J homeowners for Lot 333 to be used as an assisted living facility, and where in the CCRs does it state this requirement. The intent of the new ownership is to find a healthy mix of workforce housing that is a benefit to the Jackson community. The Darwiche family cares about the community, recognizes that Rafter J traffic is an issue, has an interest in maintaining and elevating property values, is mindful of being the new neighbor and will be having an open house

soon. The County has been asked for zoning verification of the existing use and if the proposed use is compatible.

The Board will review the CCRs and respond to Sadek's questions. Sharon will be consulted as needed for historical reference. Mike has a meeting with the County Commissioners July 8th to discuss traffic issues.

c) Sharon Mader (3425 S. Appaloosa Dr., Lot 179): Request from homeowners on Appaloosa Drive to forego hay mowing of common area to preserve aesthetic and wildlife values. Sharon, on behalf of multiple homeowners, prefers the common area by Appaloosa is not hayed. Larry consulted Kathy Clay of the fire department who recommends haying as a method to reduce a potential fuel source. Brian also mentioned that in the past, haying was a way to control weeds and non-native grasses. Sharon is concerned about how the decision to hay is made, the cost of haying, and that the value of the baled hay be addressed. Mike asked Sharon to forward the names of the concerned homeowners to the Rafter J office so that the Board can respond to them individually.

3. Approval of the May 25, 2021, Rafter J HOA minutes.

Karen moved to approve the May 25, 2021 minutes. Brian seconded the motion. It passed unanimously.

4. Financial report.

a) Approval of May, 2021 financials.

There is one more month left in the fiscal year. Income is higher than budget due to the favorable performance of the investment portfolio and expenses are at 90% of budget. The Maintenance expense is over budget due to tree trimming.

Mike moved to approve the financials as presented. Chuck seconded the motion. It passed unanimously.

b) Update on CD account.

The First Interstate Bank (FIB) CD account has been transferred to the Bank of Jackson Hole Insured Cash Sweep (ICS) account. The funds are FDIC insured.

c) Final audit report from Rudd & Company.

Payment has been made for the contracted amount of \$6000 and copies of the report are available at the Rafter J office.

5. Maintenance report.

a) Wilson ditch tree cutting.

Mike commented that the trees along Wilson ditch that were trimmed are filling out and look great.

b) Update on Big Trail playground slide replacement.

The slide was under warranty and is being shipped.

c) Update on dog waste signage.

The signs, as proposed by Gina Lipp, were delivered and are scheduled to be installed this Thursday.

d) Street sign painting.

A vendor, Peggy Novak, has been secured, and the street sign painting is 3/4 complete. Painting should be completed every two years.

e) Update on cul de sac improvements.

The results of the cul de sac grass seeding at Hay Sled, Hereford and Bridle is not as favorable as anticipated. More time is needed for the seeds to germinate, and more seeding in the fall should help. The grass will choke out the weeds and Brian suggested the areas be mowed when the grass dries out to help distribute the grass seeds. Karen is concerned that homeowner expectations were not met, and communication regarding the time needed for the grass needing a couple years to fill in should have been made clear.

6. ISD report.

a) Asphalt for street corners.

Larry met with a company to asphalt some the street corners, but has not received a follow-up.

7. DC report.

a) Core Ventures LLC (1910 W. American Brant Rd., Lot 19): Entryway addition not approved.

b) Buckland (1240 W. Fresno Dr., Lot 44): Deck approved.

c) Green Earth Development Inc. (3405 S. Shorthorn Dr., Lot 139): Fence approved.

d) Green Earth Development Inc. (3405 S. Shorthorn Dr., Lot 139): Driveway denied.

e) Morris (1960 W. Homestead Dr., Lot 233): Porch gable & front garage siding approved.

f) Carlsen (3455 S. Tensleep Dr., #1, Lot 329-001): Windows denied.

g) Farag (3065 E. Stirrup Dr., Lot 309): Porch and garage door approved.

h) Brehm (1220 W. Fresno Dr., Lot 42): Alteration approved.

i) Inukai (1225 W. Fresno Dr., Lot 26): Paint siding and trim approved

j) Strand (3050 S. Bridle Dr., Lot 319): Roof and paint siding approved.

k) Linhardt (1205 W. Hay Sled Dr., Lot 51): Roof approved.

8. Office report.

a) Dues.

Semiannual and annual dues are due July 1st. A \$10 late fee will be charged if payments are not received by July 15th. Reminders will be sent for delinquent accounts.

b) ACH payments.

More than 25 owners have signed up on the Rafter J website for ACH payments.

c) Office closure.

The Rafter J office will be closed July 2nd, and July 7th-14th. Email and phone messages will be checked periodically. The Board recommended that there be a backup to respond to emails and phone messages so that Nancy can have time off without performing HOA duties. Larry checks phone messages and responds to emergencies.

d) Fireworks concern.

The Rafter J office received a concern from a homeowner regarding fireworks in Rafter J. Mike offered to add a reminder in the Board monthly activity summary that fireworks are illegal in Teton County, which includes Rafter J.

9. Old business.

a) Transfer of HOA development rights.

Brian has requested Jorgensen Engineering to provide a one page summary sheet of areas that can accept the density transfer. A follow-up with the owners in those areas will determine if there is any interest to purchase Rafter J's development rights and then, negotiations can be pursued.

b) Cedarwoods development.

Brian has asked Cedarwoods HOA to submit a proposal to the Rafter J Board if they want Rafter J to purchase the Cedarwoods tennis courts. Cedarwoods does not seem to be interested in purchasing development rights anymore.

10. New business.

a) Open Board positions.

Owners have until July 16th to submit candidate statements for two Board positions opening up in August. The terms for Kip and Karen are expiring.

b) Crawlspace survey.

Nancy will create a Google Docs survey for owners to report water in crawlspaces. The survey will ask for addresses, when water appeared and when water receded.

c) Annual meeting venue.

A venue is needed for the HOA annual meeting, August 17th at 7:00pm. Sadek offered Legacy Lodge for the meeting and holding the meeting outside was discussed due to COVID concerns. Since the meeting will be held in person and online attendance will not be available, COVID precautions will need to be made clear to owners.

d) Enforcement of CCR violations.

The current Board is not in favor of policing Rafter J for CCR violations, but will follow up on complaints and convey periodic reminders regarding prevalent violations of concern. Owners are reminded to submit complaints in writing to the Rafter J office, and that their identity will not be revealed to the offender.

e) Reporting office communications.

Mike suggested that all owner correspondence be documented and added to the monthly meeting agenda to show that concerns are being acknowledged. Homeowner confidentiality is a concern. All issues, concerns and complaints are documented by the Rafter J office and can be viewed by the Board.

11. Review action items.

Action items were not reviewed.

12. Adjourn.

Brian moved to adjourn. Chuck seconded the motion. All were in favor and the meeting adjourned at 4:38 p.m.