

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday July 27, 2021, 3:00 pm  
Online Meeting <https://zoom.us/>

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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, Kip Mac Millan, Brian Remlinger, and Chuck Rhea.

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: John and Kathie Brazinski, Don Cooke, Jean Day, Lloyd and Michele Dorsey, Robert Helean, Sharon Lennon, Sally Linhardt, Steve and Gina Lipp, Jan Lovett, Sue Perkins, and Jim Turley.

1. Call to order.

Kip Mac Millan, President called the meeting to order at 3:02 p.m. and introduced Mike Keegan, Vice President, to chair the meeting.

Updates and clarifications.

Mike clarified a couple comments that were made at the Neighborhood Meeting held on July 17<sup>th</sup> at Legacy Lodge; 1.)The HOA does not have plans to build employee housing on Lot 332, and 2.)Tract 3A LLC, which owns the hillside Lot Tract 3A and Lot 332, is solely owned by Rafter J HOA.

Owners are encouraged to vote in the upcoming Directors election, and as in years past, a third party will be verifying the votes.

Board members can be contacted directly by email. Email addresses are: first initial of first name full last name @rafterj.org (i.e., mkeegan@rafterj.org). Owners with any concerns are encouraged to contact the Rafter J office at [office@rafterj.org](mailto:office@rafterj.org) or a Board member.

The HOA hired an independent CPA to perform a five year financial review. The report verified that the HOA accounting procedures are in order and no improprieties exist.

2. Homeowners' issues and concerns.

a) Sally Linhardt (1205 W Hay Sled Dr., Lot 51): Little Free Libraries proposal.

Sally presented a proposal for the HOA to purchase and install two children's libraries, one at the Ten Sleep playground area and one at the Big Trail playground area, to be installed at a low height on the outside wall of the mail kiosks. The cost for a composite two story cabinet is \$389.95, and the preferred color is gray.

Mike moved to approve the purchase of two little library cabinets, made from composite material in the color gray to be installed at the Ten Sleep and Big Trail playground areas. Kip seconded the motion. It passed unanimously.

Sally will be the steward for the Ten Sleep library and she will find another steward for the Big Trail Library. The steward is responsible for the maintenance and management of the library. Kip will ask his wife to be a steward. Nancy will order the cabinets.

b) Gina and Steve Lipp (1535 W. Pinto Dr., Lot 201): Lot 333 usage concerns.

Gina and Steve are concerned about residential density and infrastructure and would like the Board to inform Rafter J owners of the County application process and what role the HOA has in the process. Gina asked the Board to confirm that the Rafter J plat does not allow multi apartment style housing, and if the zoning for Lot 333 is changed from Commercial to Residential, the Rafter J CCRs require a 65% vote of approval from the HOA Lot owners to do so. Mike explained; the owners of Lot 333 have not submitted an application to the County so it is not known if the owners intend to change the zoning, but if they intend to change the zoning from Commercial to Residential, they are required to obtain 50 signatures from Rafter J owners that are in favor of amending the Rafter J CCRs and then the owners of Lot 333 need to obtain a 65% vote of approval from the Rafter J owners for the amendment. The Neighborhood Meeting, hosted by the owners of Lot 333, was a requirement of the County's application process where the owners of Lot 333 provided information on possible usage and asked for comments. A recap of the meeting will be submitted to the County within sixty days, and should be public record.

Jan Lovett thanked the Board for following up on this issue, offered to help, and urged the Board to act expeditiously.

Lloyd Dorsey encouraged owners to go online or call the Teton County Planning division for documents related to this issue.

Michele Dorsey asked if the Board will be consulting an Attorney and if this issue will be discussed at the annual meeting. This issue can be discussed at the HOA annual meeting and the HOA Attorney has been consulted. Mike was informed by the Attorney that the Lot designation cannot be lifted if it destroys or abridges any rights or privileges of other proprietors in the plat.

The Board is aware of the documents filed with the County and will be communicating with Rafter J owners soon.

3. Approval of the June 29, 2021, Rafter J HOA minutes.

Karen moved to approve the June 29, 2021 minutes. Brian seconded the motion. It passed unanimously.

4. Financial report.

a) Approval of June, 2021 financials.

Larger expenses for the month included engineering fees for Tract 3A density transfer and Lots 200/201 berm relocation, and the audit review fee. Expenses exceeded budget for 2020-2021; Specific items over budget were Professional, Repairs Maintenance & Shop, and Utilities. The 2021-2022 fiscal year budget was adjusted to include additional tree trimming and water usage.

b) Funds transfer.

Operating account funds will be transferred to the ICS account for FDIC security.

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

5. Maintenance report.

a) Update on Big Trail playground slide replacement.

The slide has been received and will be installed in a couple weeks.

b) Update on dog waste signage.

The signs, as proposed by Gina Lipp, were installed. Karen received a report from a homeowner that does not approve of the location of one of the signs, and she asked the homeowner to contact the Rafter J office. Moving the sign will not be an issue.

c) Street sign painting.

The street sign painting is completed.

d) Eastside ditch embankment rut repair.

The Rafter J office received a proposal from John and Danette Jolly to install catmint plants on their property, as opposed to the agreed upon grass hydro seeding. The cost for catmint plants is less than hydro seeding and the Jolly's will install the plants. Larry consulted with Brian Remlinger, who verified that catmint is appropriate. The Board approved the proposal.

e) Wilson ditch tree trimming.

The trees along Arabian Drive are filling in as expected.

6. ISD report.

a) Well water levels.

Larry reported that there has been increased water usage, and although it is not an issue, homeowners should exercise water awareness.

7. DC report.

a) Poduska (3355 S Black Baldy Dr., Lot 98): Gates approved.

b) Markman (1955 W. Buck Rail Dr., Lot 215): Addition and alteration to existing approved.

c) Hodges (1660 W. Quarterhorse Dr., Lot 182): Screen doors approved.

d) Reinecke (3170 W. King Eider Rd., Lot 325-35): Painting and replace door trim approved.

e) Lotshaw (3315 S. Cow Camp Dr., Lot 254): Gutters and down spouts approved.

f) Rhea (3230 S. Double Tree Dr., Lot 282): Asphalt roof approved.

g) Roehrkas (1975 W. Homestead Dr., Lot 235): Painting approved.

h) Repinski (1745 W. Diamond Hitch Dr., Lot 288): Metal roof approved.

i) Smith (1935 W. Bunk House Dr., Lot 248): Painting approved.

8. Office report.

a) Annual meeting and election ballots.

The HOA annual meeting will be held in person at Gateway church 7:00 p.m. August 17<sup>th</sup>. Mail-in ballots for the Director's election are due August 16<sup>th</sup>.

9. Old business.

a) Transfer of HOA development rights.

Rafter J HOA, under the name Tract 3A LLC, owns Lot Tract 3A located across Highway 89 north of the storage area. The Lot was purchased to protect the view corridor and infringements on the water infrastructure and storage area. The Lot has three development rights that can be transferred within Teton County or be used in Rafter J. It is intended to retain Tract 3A as open space and sell or move the development rights. Two potential buyers have shown interest in purchasing Rafter J's development rights to be used within Rafter J. Jorgensen Engineering is helping with the feasibility of the process. Brian suggested that funds from the sale of development rights could be retained in a reserve account to be used for future employee housing. The use of Lot 332 per the CCRs is

designated as stables, but because it was purchased by the HOA, the HOA can designate the usage as long as the Lot is not subdivided. Retaining one of the development rights for Lot 332 has been considered, but would not be needed to build Accessory Residential Units (not to exceed 1000 square feet each) for employees of Rafter J HOA. An ARU unit for employees of Rafter J can be built on any Lot owned by the HOA. Currently, employee housing for Rafter J staff is not needed.

b) Crawlspace survey.

Nancy has created a Google Docs survey that will be available to homeowners this fall.

c) Lot 333 usage update.

Mike, with Board approval, would like to send a letter to the County, letting them know that the Board is aware of requirements and obligations that the County has to the Rafter J community. The letter will be sent to the County and to Rafter J owners.

Chuck clarified that a CCR amendment was not required for Legacy Lodge to be used as an assisted living center.

d) Construction rules.

Mike consulted Chris Moulder, Architect of the Rafter J Design Committee, who believes the existing construction rules are sufficient.

10. New business.

a) Flat Creek hydrologic analysis.

Jackson Hole Trout Unlimited and Game and Fish funded a Flat Creek hydrologic study which was submitted to FEMA who has approved a peak flow revision for Flat Creek. Meridian Engineering, for \$1,000, has been asked by the HOA to use this data to complete a new Flat Creek hydrologic analysis for Rafter J. Rafter J owners, who do not want to wait for FEMA to remap the flood plain zone, will be able to use this information when applying to remove their property from the zone, and thus eliminating their requirement to have flood insurance.

b) Electric bikes.

Increased usage of electric bikes on the Rafter J pathways has raised safety concerns. Installing stop or yield signage was discussed. Brian offered to contact JH Community Pathways and Friends of Pathways for some direction on managing electric bike usage in Rafter J. Karen suggested including an awareness reminder in the Board's monthly summary.

11. Review action items.

Action items were reviewed and completed items removed.

12. Adjourn.

Mike thanked Kip for his years of service on the Board.

Karen would like the Board to be organized and prepared for the annual meeting. Mike suggested a pre-meeting and asked Nancy to prepare a list of duties and requirements.

Karen moved to adjourn. Chuck seconded the motion. All were in favor and the meeting adjourned at 4:36 p.m.