

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday October 26, 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: Tracy Baiotto, Karen Jerger, Mike Keegan, Brian Remlinger, and Chuck Rhea.

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: Kathie Brazinski, Margaret Creel, Lloyd and Michele Dorsey, Bob Fishback, Jim Huspek, Gina Lipp, Jan Lovett, and Sharon Mader.

1. Call to order.
Mike Keegan, President, called the meeting to order at 3:03 p.m.
2. Homeowners' issues and concerns.
 - a) Kathie Brazinski (3205 S. Single Tree Dr., Lot 262): Lot 333/Legacy Lodge.
Kathie wants the HOA to complete a traffic study because it is not a requirement of the PUD and CUP application that has been submitted to the County by the owners of Lot 333. She also believes municipal incorporation of the HOA should be considered to protect the Rafter J community. She is concerned that the proposed usage of Lot 333 will require infrastructure upgrades, and workforce residents currently living in Rafter J might move out of Teton County if they can't afford to pay for infrastructure upgrades.
 - b) Margaret Creel (1680 W. Quarterhorse Dr., Lot 184): Lot 333/Legacy Lodge.
Margaret would like the Board to be aware of and familiar with the PUD and CUP application that has been submitted to the County by the owners of Lot 333. Margaret asked if the Board responded to Sadek Darwiche's questions from the June 29, 2021 Rafter J HOA Board meeting regarding Rafter J CCR requirements for usage of Lot 333 and she asked for a follow up to Sadek's request to the County for zoning verification. The Board has responded to Sadek, and the documents filed with the County are included on this meeting's agenda. Margaret believes Rafter J homeowners need to be better informed. Mike informed Margaret that not all homeowners are attentive. In addition to the monthly Board meetings and meeting minutes, the Board emails a monthly update to owners.
 - c) Jan Lovett (1220 W. Hay Sled Dr., Lot 60): Lot 333/Legacy Lodge.
Jan suggested the HOA hire a professional project manager who can communicate information to Rafter J homeowners regarding the County PUD/CUP application process and the rights or responsibilities of Rafter J homeowners. The Board confirmed that the HOA has not received a request from the owners of Lot 333 to change Rafter J CCRs. The Board informed Jan that Rafter J residents can contact the County Planning Commission with their concerns, and the HOA will be providing the homeowners with updates. Jan would like the Board to encourage homeowners to be involved in the County application process. Chuck has

experience with HOA and County procedures, and he will make sure procedures are properly followed. Chuck will be involved in the County application process.

d) Sharon Mader (3425 S. Appaloosa Dr., Lot 179): Lot 333/Legacy Lodge.

Sharon is in favor of preserving the value and desirability of Rafter J in which the CCRs are intended to protect. The public Planning Commission hearing will occur within 90 days, and she believes the HOA needs to take action now. Sharon is concerned that Rafter J CCR requirements are not being followed by the owners of Lot 333. Sharon encouraged the Board to seek an unbiased professional project manager who can monitor and be engaged in the County application process on behalf of the homeowners. She also would like the Board to have concrete outreach to the homeowners and to engage in the process on behalf of the HOA.

3. Approval of the September 28, 2021, Rafter J HOA minutes.

Brian moved to approve the September 28, 2021 minutes. Karen seconded the motion. It passed unanimously.

Brian departed the meeting at 3:30.

4. Financial report.

a) Approval of September, 2021 financials.

Taxes and Licenses expense is over budget due to income taxes and Rafter J ISD assessment increase. Utility expense is over budget due to Rafter J ISD water usage rate increase. Other Expense for the month includes beaver mitigation, trail improvement concept plans, and 4th round of the noxious weed program.

Chuck moved to approve the financials as presented. Mike seconded the motion. It passed unanimously. Brian was absent from the vote.

5. Maintenance report.

a) Beaver mitigation update.

Three beavers have been trapped. There is at least one or more beavers in the Flat Creek area, and the HOA will be working with Bill Long in the spring to relocate them.

b) Drainage ditch maintenance update.

Larry is meeting with Westwood Curtis tomorrow to set up a plan to clean out vegetation from Adams ditch. Heavy equipment and dump trucks will be used. Homeowners adjacent to the work areas will be notified of maintenance activities verbally, by email, or by written notice.

c) Winter snow removal reminders.

- The Rafter J speed limit is 25 mph, please adjust vehicle speed for winter conditions.
- Parking on Rafter J roads is not allowed year round, please respect parking restrictions to help snow removal, violations will be strictly enforced.
- Do not push or blow snow into roadways, violations will be strictly enforced.
- Trash receptacles, on pickup days, are to be kept on driveway not in roadway.
- Rafter J is not responsible for snow buildup at driveway edge.
- Snow plowing generally occurs in the early morning, and ice scraping generally occurs in the afternoon when temperatures warm up.
- Please notify the Rafter J office 48 hours in advance if snow removal is needed to gain access to a specific space in the Rafter J storage area.

6. ISD report.
Meeting minutes from 10/7/21 will be posted on the Rafter J website <https://www.rafterj.org/> when approved.
7. DC report.
 - a) Spaulding (1255 W. Bull Rake Dr., Lot 20): Door, window, and fence approved.
 - b) Donnelly (1230 W. Hay Sled Dr., Lot 61): Greenhouse approved.
 - c) Kline (1500 W. Clydesdale Dr., Lot 160): Paint approved.
8. Office report.
 - a) The Rafter J office will be closed November 22 – 26.
 - b) Twelve homeowners have completed the crawlspace water survey. The survey will be included in the Board update.
9. Old business.
 - a) Tract 3A density transfer.
Tract 3A is the open space north of the storage area that the HOA had resurveyed. The property has three development rights that are available for sale. The land is not for sale, only the right to build, and the HOA has no intent to build at this time. The market that can utilize the rights is very narrow but there has been interest. The Board agreed to continue with the proposal from Jorgensen Associates to oversee the process of selling one development density unit and moving the other two from Tract 3A to Lot 332, but because moving the two rights will require a PUD change, the HOA will slow down the process. This issue will be discussed at the next meeting.
 - b) Lot 333 usage.
Stage Stop Inc., the owner of Lot 333, filed a request with the County on 9/3/21 asking for a Formal Interpretation of zoning usage which was withdrawn. A Planned unit Development (PUD) Amendment and Conditional Use Permit (CUP) Application, and an Environmental Analysis (EA) Exemption Request were all filed with the County on 10/5/21. The EA was approved 10/18/21, and the PUD/CUP Application was determined to be sufficient on 10/19/21. These documents are available on the Teton County Government website. The next step is a review of the applications by the County Plan Review Committee and then the Planning Commission review at a public hearing that will take place within 90 days.

The Board discussed the proposed residential apartment usage of Lot 333 and that Rafter J CCRs will need to be amended to allow residential usage by receiving 65% owner approval. Notifying the County of Rafter J CCRs and Lot 333's designation as commercial use was discussed. Chuck questioned the benefit of a notification being made prior to the County hearings. Procedurally, County approval and HOA approval are separate. Mike stated the importance of the Board's responsibility to make it clear that the CCRs are to be followed. Tracy questioned if the owner of Lot 333 should be the one to receive the notification, and the concern presented to the County at the public hearings. Karen believes there should not be an issue with informing the developer and the Planning Department of Rafter J CCRs and how the rules apply to this issue.

Homeowner comment: Sharon Mader is in favor of the notification being sent to the developer and the County.

Mike motioned to notify the owner of Lot 333 and the County, through the HOA attorney, that Rafter J CCRs designate Lot 333 as a commercial Lot, and in order to allow residential workforce apartment usage, the CCRs need to be amended as outlined in the CCRs, requiring a vote from Rafter J owners. Karen seconded the motion. It passed unanimously. Brian was absent from the vote.

Homeowner comment: Jan Lovett would like the HOA to inform Rafter J homeowners of when the County public hearings for Lot 333 are being held and to hold a Rafter J neighborhood meeting to discuss Lot 333 usage concerns. Mike responded that homeowners will be informed of the County meetings when they are known, and a neighborhood meeting is possible but homeowners can also give their comments to the Rafter J office, directly to Rafter J Board members, and to the County.

c) Flat Creek hydraulic analysis.

The estimated cost of the Meridian Engineering contract to complete the FEMA Letter of Map Revision process is more than expected and will be discussed at the next meeting.

d) Open Space Study.

Concept plans are available on the Rafter J website <https://www.rafterj.org/> and at the Rafter J office, inclusive of the original study and homeowner survey. Homeowners can give their comments to the Rafter J office, in person or by email to office@rafterj.org. A number of concerns have been submitted regarding the quality and value of wildlife habitat, and seeking resources on how to manage this concern. There is no deadline at this time for homeowner comment.

Homeowner comment: Gina Lipp commends the efforts being made and is in favor of having an open space plan. Gina supports having a wildlife study and asks that the project wait until a study is completed.

e) Adams Canyon Trail Easement.

Teton County Commissioners approved the Adams Canyon Trail Easement. The easement allows pathway users to utilize access to Adams Canyon Trail. Access was requested by Friends of Pathways in August 2020. Brian Schilling will deliver the document to the Rafter J office to be signed.

f) Cedarwoods tennis court proposal.

Chuck and Tracy met with Cedarwoods representatives Jim Turley and Susan Berger on October 18th. No decisions were made at the meeting, and discussions will continue.

g) Little Libraries.

The Little Libraries have been a huge success, thanks to Sally Linhardt's efforts. A reminder of the October 31st celebration will be included in the Board update.

10. New business.

a) WyDOT position on north entry concerns.

County Commissioners met with WyDOT on 9/20/21 and discussed traffic concerns at Rafter J's north entry. The minutes will be included in the Board update. It was believed from Lot 333's neighborhood meeting held in July that the owners of Lot 333 were committed to doing a traffic study, but it is not mentioned in their County CUP/PUD Application. Safety issues at the north entry are a concern, and Mike will obtain a quote for a traffic study.

Homeowner comment: Kathie Brazinski is concerned about hazardous situations at the north entry involving poor visibility when it is foggy, and is also concerned about drivers who do not properly use the highway center lane when merging into traffic.

b) Legal opinion of Bylaw bidding rule; Article VII, Section 4.

A question was previously raised regarding professional services exceeding \$5,000 being subject to bidding procedures as outlined in Rafter J Bylaws. Legal opinion was obtained and is available to interested parties.

Although Board decisions are being made in accordance with the Bylaws, the \$5,000 threshold should be updated at the next annual meeting.

11. Review action items.

Action items were reviewed and completed items removed.

12. Adjourn.

The meeting adjourned at 4:35 p.m.