

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday November 30, 2021, 3:00 pm
Rafter J Office and Online <https://zoom.us/>

MINUTES

In Attendance:

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

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: Herb Brooks, Jim Huspek, Vicky O'Donoghue, and Jim Turley.

Residents: Mana, representing William and Raz Reinecke

1. Call to order.
Mike Keegan, President, called the meeting to order at 3:01 p.m.
2. Homeowners' issues and concerns.
 - a) Brian and Allison Merritt (3165 S. Pitchfork Dr., Lot 30): Ice rink proposal.
Brian and Allison Merritt were unable to attend the meeting. The Board previously discussed and approved via email that the Merritts could construct a temporary ice rink that extends an additional 42 feet into the common area behind their home into the common area. Board approval is only for the 2021-2022 winter season and does not extend to future usage. A liability waiver, signed by the Merritts will be reviewed by legal counsel.

Encroachment of common area throughout Rafter J is a concern and will be reviewed by the Board in the spring.
3. Approval of the October 26, 2021, Rafter J HOA minutes.
Tracy moved to approve the October 26, 2021 minutes. Karen seconded the motion. It passed unanimously. Brian abstained from the vote.
4. Financial report.
 - a) Approval of October, 2021 financials.
Expenses of note include \$502.80 for setting up new email accounts, \$385.00 in legal fees for HOA member demands, and \$7216.15 for beaver mitigation. The expense for beaver mitigation is not expected to be ongoing. In the future, Teton Conservation District and Bill Long of Wyoming Wetlands Society are willing to assist with beaver issues.

Chuck moved to approve the financials as presented. Brian seconded the motion. It passed unanimously.
5. Maintenance report.
 - a) Drainage ditch maintenance update.

Homeowners adjacent to the Adams ditch work areas have been notified of maintenance activities verbally, by email, or by written notice. Actual maintenance has been delayed but should start December 6th. Work will begin at the end of Big Trail Drive and continue east.

6. ISD report.

a) Funding sources.

Larry has contacted Kurt Stout to assist with identifying newly released government funding opportunities for infrastructure improvements.

7. DC report.

None

8. Office report.

a) Crawlspace water survey.

Thirty four homeowners have completed the crawlspace water survey. More data is needed, but what has been collected can be used as starting point to track issues in specific areas.

9. Old business.

a) Tract 3A density transfer and Tract 3A LLC.

The Board reviewed a Purchase and Sale Agreement to sell one of the Tract 3A development rights for \$450,000. Removing the development right from Tract 3A will require 35 acres of Tract 3A to be placed in an open space easement. The Buyer will be responsible for all County requirements needed to complete the transfer, except for a PUD amendment, if required.

The Board discussed if this would be a good time to clear up a concern that some homeowners have with the name Tract 3A LLC. HOA legal counsel will be asked to complete a quitclaim deed, transferring Tract 3A LLC property to Rafter J Ranch Homeowners Association, which is basically a name change since the sole member of Tract 3A LLC is Rafter J Ranch Homeowners Association.

Brian motioned to approve the Purchase and Sale Agreement for Development Right pending HOA legal counsel review and the Seller name change to Rafter J Ranch Homeowners Association, if the name change does not delay the process. Chuck seconded the motion. It passed unanimously.

b) Lot 333 usage.

Overnight occupancy of Lot 333 is a concern. The owners of Lot 333 have responded that the building is occupied by property caretakers. The number of cars left in the parking lot overnight has been noticeably less.

Mike will request the HOA attorney to send a letter to Stage Stop Inc. and the County regarding Rafter J CCRs amendment requirement for changing the usage of Lot 333 from commercial to residential.

Karen contacted Chandler Windom of Teton County Planning and Building regarding the Planned Unit Development (PUD) Amendment and Conditional Use Permit (CUP) Application process who said public comment or questions can be made at any time, but it might be best to wait for the public hearing to make comments because the proposed PUD/CUP might be changed during the Staff Review and Recommendation that occurs prior to the public hearing. The timeline of the PUD/CUP process is available on the Teton County website and at the Rafter J office. When the public hearing dates are chosen the County will send a notice to all neighbors with 800 feet of the property, there will be a notice in the newspaper, and a posted notice on the site that is visible to passersby.

A concern was reported to the Rafter J office regarding trailers being parked behind the building of Lot 333. Rafter J CCR rule VII.3.g forbidding trailers to be maintained on any Lot does not apply to

commercial lots. Rather than move the trailers to the front of the building, the Board is okay with the trailers being parked behind the building.

c) Open Space Study.

Karen has drafted a letter to Teton Conservation District requesting assistance in evaluating the Open Space Trail Proposals, specifically in regards to wildlife. Edits to the letter will be made to address potential seasonal closures.

Chuck asked if there is a timeline on moving forward with a trail proposal. There is not a timeline, and the project could be approved in phases, allowing areas of concern to be addressed in more detail.

d) 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. FEMA fees also need to be considered. The overall expense for this project will most likely be in the \$40,000 range. The Board discussed potential sources for funding, inclusive of direct contributions from homeowners. Brian will reach out to two other contractors for bids to complete the mapping portion of the project.

e) Cedarwoods tennis court proposal.

Chuck and Tracy had a second meeting with Cedarwoods HOA representatives Jim Turley and Susan Berger on November 18th. Jim is looking into the cost to rehabilitate the tennis courts. Cedarwoods might be interested in an agreement to allow all Rafter J residents to use the courts with assistance from the Rafter J HOA to maintain the courts. Discussions will continue.

f) Realignment of service road/berm on Lot 200 and Lot 201.

A Floodplain Development Review Permit was issued, and Larry will obtain bids for construction to move the service road/berm from Lot 200 and Lot 201.

g) Cul de sac improvements.

Herford and Bridle cul de sacs are looking good, and Larry will reseed the Hay Sled cul de sac. An expense to improve more cul de sacs will be added to next year's budget. Weed spraying is recommended, and the efforts made by homeowners will help the long-term success of the improvements.

10. New business.

a) Wetland habitat restoration area signage.

No trespassing signage in the common area north of Colt Drive is outdated, is no longer necessary, and will be removed. The signs were originally installed because of a mitigation requirement to create wetlands that were displaced by King Eider development. The wetland area is now mature and the only requirement is to protect the area from dredge and fill activity.

b) Fish stocking in Walden ponds.

Chuck will invite Darren Rhea, Jackson Fisheries Supervisor, to a future meeting to discuss fish stocking.

c) Traffic study.

Safety issues at the north entry are a concern. Funding from the County to do a traffic study is not available. A private contractor will be needed if the HOA decides to obtain a study. Mike will pursue and obtain existing traffic flow data. Mike will clarify if Stage Stop Inc. will be obtaining a traffic study.

d) Mowing of common area.

The Board discussed the current agreement with Jack Vosika to mow Rafter J common areas in which he keeps the baled hay and stores his equipment on Rafter J property year round. Fire safety is a concern, and mowing is intended to reduce the fuel source. Mowing will need to be reevaluated if destruction of wildlife habitat becomes an issue. Jack's familiarity with the property needs to be considered if other contractors are interested in mowing.

e) Trespassing at end of Big Trail Drive.

Trespassing continues to be a concern at the north end of Big Trail Drive. Larry will move one of the buck rail barriers from the berm by Lot 200 to the end of Big Trail Drive.

f) Employee review.

Larry's annual review will be held by Mike and Karen next week.

11. Review action items.

Action items were reviewed and completed items removed.

12. Adjourn.

Brian moved to adjourn. Chuck seconded the motion. All were in favor and the meeting adjourned at 4:30 p.m.