

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday January 25, 2022, 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: Janis Allen, Kathie Brazinski, Aida Farag, Jim Huspek, and Gina Lipp.

1. Call to order.
Mike Keegan, President, called the meeting to order at 3:02 p.m.
2. Homeowners' issues and concerns.
 - a) Colleen Walls (1950 W. Homestead Dr., Lot 232): Appeal parking violation fine.
Colleen did not attend the meeting.
3. Approval of the December 14, 2021, Rafter J HOA minutes.
Tracy moved to approve the December 14, 2021 minutes. Brian seconded the motion. It passed unanimously.
4. Financial report.
 - a) Approval of December, 2021 financials.
Expenses of note include \$15,325 for Adams ditch maintenance and \$3,980.21 for annual plow maintenance. Financials are on target. Nancy was thanked for preparing the financial documents.
 - b) Reimbursement for tree limb removal.
A homeowner had a tree limb removed from a common area tree for a cost that was less than an HOA estimate. The homeowner will be reimbursed.

Chuck moved to approve the financials as presented. Brian seconded the motion. It passed unanimously.
5. Maintenance report.
 - a) Drainage ditch maintenance update.
Adams ditch work is about 40% complete and will continue in the spring, as the weather allows.
6. ISD report.
None
7. DC report.
 - a) Perry Wiseman & Elisa Blazek (3445 S. Shorthorn Dr., Lot 135): Addition approved.

8. Office report.

a) Office closure.

The Rafter J office will be closed February 21st - 23th for regular office business. The February Board meeting will be held at the Rafter J office and online on February 22nd. (Updated after meeting: 2/22/22 meeting will be online only).

9. Old business.

a) Lot 333 usage.

Stage Stop Inc. (owner of Lot 333) has submitted an application to the County to change the usage of Lot 333, and is in the process of getting approval. The two meetings being held by the County have been postponed by Stage Stop Inc. in order to address concerns raised by other Teton County Departments. These concerns are posted on the Rafter J website at <https://www.rafterj.org/news-notices/>.

The Planning Commission public hearing is rescheduled for February 14, 2022 at 6pm, and the County Commissioners public hearing is rescheduled for March 15, 2022 at 9am. Written comments should be sent to Planning Commission by February 7th and to Board of County Commissioners by March 1st. The HOA Board will be monitoring the County website for a Planning Commission Staff Report that should be published the week before the February 14th meeting, and will post the report on the Rafter J website.

The HOA Board and the ISD Board will be submitting a letter of concerns to the County. The letter will be posted on the Rafter J website at <https://www.rafterj.org/news-notices/>.

b) Liability release.

A liability release previously submitted by Allison and Brian Merritt was reviewed by HOA legal counsel, and revised accordingly.

c) Tract 3A LLC.

Tract 3A LLC, whose sole member is Rafter J Ranch Homeowners Association, was dissolved. Lot 332 and Tract 3A are now owned under the name Rafter J Ranch Homeowners Association.

d) Tract 3A.

A contract to sell one of Tract 3A development rights is still moving forward. Designation of Tract 3A open space will occur in the future. Brian will ask Jorgensen Associates to draft a contract to survey Tract 3A and correct the boundary lines between Tract 3A and the HOA storage area. Multiple bids will be solicited for the surveying.

e) HOA bookkeeper.

After discussing the bookkeeper position with the ISD, it was decided to continue with the services of the current CPA.

f) Flat Creek hydraulic analysis.

The Board has been discussing a process that will potentially remove many Rafter J properties from a federal requirement to have flood insurance. The first phase is to complete a hydraulic analysis study and the second phase is to submit a Letter of Map Revision (LOMR) to FEMA. Three bids were requested to complete the analysis, two of which were received and reviewed. The Meridian Engineering agreement is for \$25,000. Additional surveying estimated at \$3,000-\$6,000, and the LOMR submission estimated at \$9,000-\$10,000, are not included.

Karen moved to accept the Meridian Engineering agreement, Chuck seconded the motion. It passed unanimously.

g) Realignment of service road/berm on Lot 200 and Lot 201.
Bids for construction are being obtained.

h) Reserve Study.

Karen is working on updating the reserve study and needs help from Nancy, Larry, the Rafter J Design Committee, and industry professionals to compile updated costs. The Board supports Karen in her efforts.

10. New business.

a) Adjudication of water rights (Walden Ponds).

It was discovered many years ago that Walden Ponds were not permitted. The ponds are fed from the lateral Adams ditch and from alluvial water, and permitting is required to use the water. The final step to solidify Rafter J water rights is to submit an Authorization for Final Proof to the State Board of Control, and pay a filing fee. Brian will sign the authorization.

11. Review action items.

Action items were reviewed and completed items removed.

12. Adjourn.

Chuck moved to adjourn. Brian seconded the motion. All were in favor and the meeting adjourned at 3:43 p.m.