

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday February 22, 2022, 3:00 pm
Online <https://zoom.us/>

MINUTES

In Attendance:

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

Staff: Larry Lennon.

Property Owners: None.

1. Call to order.
Mike Keegan, President, called the meeting to order at 3:02 p.m.
2. Homeowners' issues and concerns.
None.
3. Approval of the January 25, 2022, Rafter J HOA minutes.
Karen moved to approve the January 25, 2022 minutes. Brian seconded the motion. It passed unanimously.
4. Financial report.
 - a) Review of January, 2022 financials.
Income and expenses are on track with budget. Overall income looks higher this month due to collecting storage fees in January. Expenses of note are legal fees which were related to topics discussed at previous meetings.
 - b) Board review of financial records.
Tracy noted a last-minute email inquiry from a homeowner who could not attend in person today, related to HOA financial records and recommended briefly reviewing the processes the Board has in place.

Karen noted the Board has a process of reviewing the profit and loss statements each month which are detailed, month by month comparisons with our budget. Each Board member also receives bank account summary records as well as a copy of the check register including every expense made each month. Karen as Treasurer does a detailed review and secondary review of accounts and ensures attributions are tied to vendors. She verifies the balance monthly. Karen feels comfortable we are keeping a close record of income and expenses.

Chuck moved to approve the financial report. Tracy seconded the motion. It passed unanimously.
5. Maintenance report.
 - a) Realignment of service road/berm on Lot 200 and Lot 201.
Larry received one bid for the two track realignments. Larry is expecting a second bid from another vendor who has been busy this winter. Brian suggested reaching out to Gabe Klammer of Fates Excavation.

b) Snow removal.

Warmer conditions have allowed much of the seasonal ice build up to be removed from pathways and roads.

6. ISD report.

The ISD Board election is in March and three Rafter J residents have volunteered to count the ballots. Nancy prepared the ballots before the holiday, and they are ready to be mailed on the appropriate day, February 25th. Ballots will go to voting residents which are those who currently live in Rafter J, whether or not they are homeowners. (Follow-up note: Qualified Electors will receive a ballot and Landowners with an Affidavit Acknowledging Authorization to Vote will receive a ballot. A ballot can be requested from the Rafter J office if a ballot is not received or is damaged.)

7. DC report.

a) Fritz (3180 S. Beaverslide Dr., Lot 12): Extended garage roof not approved.

b) Hultman (3210 S. Double Tree Dr., Lot 284): Widened driveway approved.

c) Discuss inactive status of committee members (CM).

The DC is interested in changing their meeting dates to accommodate CM schedules. The HOA Board is comfortable defaulting to Chris Moulder to scheduling meetings to accommodate member schedules. However, the schedule needs to work for Nancy as well as she supports the DC and communicates with homeowners.

8. Office report.

None.

9. Old business.

a) Lot 333 update.

The Planning Department staff report to the Planning Commission regarding Lot 333 PUD and CUP applications by Stage Stop Inc was not available as of this meeting. Residents can still reach out to the Planning Commission and Board of County Commissioners with their comments. March 1st is the deadline to submit written comments.

The Planning Commission public hearing is scheduled for February 28th at 6pm. The Board of County Commissioners public hearing is scheduled for March 15th at 9am. The Board encourages residents to attend the hearings and make their thoughts known.

The HOA Board sent a letter to Stage Stop Inc's attorney on December 13th (date corrected from what was state at meeting) and received an email response. Mike thought the response was disappointing as it did not address the content of the letter from the Rafter J HOA sent on December 13th.

The Board received a copy of Stage Stop Inc's traffic study prepared by Y2 Consultants. A few solutions were suggested in the study to improve the north entry highway intersection issues, including to put in a roundabout, or a stop light, or add an entry from the south through Seherr-Thoss property. The study gives the Rafter J north entry intersection an 'F' rating. Brian questioned if Rafter J should submit the study to WYDOT to proactively make them aware of the issues with the intersection since the study is of public record and homeowners, historically, have voiced wanting to inform WYDOT of the situation. Mike previously connected with WYDOT some time ago and was told WYDOT follow-up to this issue was 5 years out. Chuck noted that this has been a priority for him personally for a long time. It is a Governor election year this year, and it might be an opportune time to address this issue.

10. New business.

- a) Review and sign Teton Conservation District Agreement for Water Quality Monitoring.
The Board is in support of signing the service agreement.

11. Review action items.

Action items were reviewed and completed items removed.

12. Adjourn.

Brian moved to adjourn the meeting at 3:30 p.m. The next HOA Board meeting is March 15th, which is the same day as the currently scheduled Board of County Commissioners public hearing regarding the Lot 333 applications.