

RAFTER J IMPROVEMENT AND SERVICE DISTRICT  
ANNUAL MEETING & BUDGET HEARING  
RAFTER J OFFICE

2951 Big Trail Drive Jackson, WY 83001  
Phone: 307-733-5262 / Email: Office@ RafterJ.Org

June 15, 2020

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Minutes of Meeting:

Attending for the District:

Directors:  
President: Brian Schilling  
Secretary: Steve Foster  
Treasurer: Eileen Mosman

Also Attending via Zoom App:

Karen Jerger, Rafter J owner  
Andrew Marshall, Rafter J owner  
Vicky O'Donoghue, Rafter J owner  
Chuck Rhea, Rafter J owner

Staff:

Nancy Henderson  
Larry Lennon

Call to Order:

President Schilling called the meeting to order at 7:00 p.m.

**Board Updates from Staff**

1. Tensleep/Fresno water main break

Larry reported that the main has been replaced, valve to valve, and landscape regeneration is in progress.

**Comments from Residents**

1. Homeowner claim

Andrew Marshall (1250 W. Hay Sled Dr., Lot 63) reported that his home incurred spill-out into the crawl space and there was rock-silt buildup on the lot. Larry has swept the project area, and will restore the area to pre-project conditions with the help of hired contractors. Brian will provide Andrew with project updates.

**Action Item**

1. 2020-2021 budget

Eileen reviewed the fiscal year 2020-2021 budget. The 2020-2021 budget is similar to the current fiscal year. The Engineering expense, unused in 2019-2020, is expected to be used in 2020-2021 for updating the 2013 Cost/Revenue Analysis. Expenses for Pathways Maintenance and Road Maintenance have been increased for specific projects. The Meter Replacement expense has been decreased, conservatively. The only capital expenditure is replacement of the flatbed truck, which is 20 years old. The Contingency expense is unchanged, but might be restructured in the future.

Steve moved to approve the proposed fiscal year 2020-2021 budget as presented. Eileen seconded the motion, all were in favor and the motion passed.

### **Board Goals/Plans for 2020-2021**

1. The Board will develop a reserve analysis over the next six to eight months, with the intent to maintain adequate reserves for upcoming capital requirements and to potentially avoid future special assessments. The ISD has \$1.2 million in reserves, but this is not enough for future capital projects such as the 2028-2029 road overlay as outlined in the 2013 Cost/Revenue Analysis. The current annual assessment is expected to increase beginning with the fiscal year 2021-2022 because of anticipated deficits and loss of revenue sources, such as the special assessment for Northeast Forty which expires in the fiscal year 2021-2022.

### **Adjourn**

Steve moved to adjourn. Eileen seconded the motion, all were in favor and the meeting adjourned at 7:17 p.m.

Minutes Drafted by:  
Nancy Henderson