

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday March 15, 2022, 3:00 pm  
Rafter J Office and Online <https://zoom.us/>

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MINUTES

In Attendance:

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

Staff: Nancy Henderson, and Larry Lennon.

Guest: Darren Rhea, Wyoming Game & Fish.

Property Owners: None.

1. Call to order.  
Mike Keegan, President, called the meeting to order at 3:01 p.m.
2. Homeowners' issues and concerns.
  - a) Gretchen Plender (3455 S. Tensleep Dr., Lot 329-007): Bear awareness and trash cans.  
Gretchen emailed a concern about trash cans potentially being an attractant to bears. The Board suggested that trash cans be put out the day of pickup rather than the night before and suggested to store trash cans in a confined area. Per the Rafter J CCRs, trash containers should not be visible from neighboring property. Bear proof cans are not currently required by Rafter J or by Teton County.
  - b) Vicky O'Donoghue (3220 W. King Eider Rd., Lot 325-038): Pathway maintenance.  
Vicky emailed a concern to the HOA Board regarding pathway maintenance. This concern was forwarded to the ISD Board.
  - c) Bob Fishback (1550 W. Pinto Dr., Lot 196): Landscaping and snow removal services.  
Bob emailed his continued interest in outsourcing landscaping and snow removal services. The Board recognizes the value of on-site management of landscaping and snow removal services and is not pursuing bids from outside vendors.
3. Approval of the February 22, 2022, Rafter J HOA minutes.  
Tracy moved to approve the February 22, 2022 minutes. Brian seconded the motion. It passed unanimously.
4. Financial report.
  - a) Review of February, 2022 financials.  
There are no concerns of note. An adjustment for fines was posted, office windows were replaced, and utility bills were not received as of this meeting.  
  
Brian moved to approve the financial report. Chuck seconded the motion. It passed unanimously.
5. Maintenance report.

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

Larry contacted four vendors for the realignment project, and two vendors responded. A bid from Feuz Excavation LLC is lower because it proposes to use existing materials.

Brian moved to accept Feuz Excavation LLC cost estimate to complete the realignment of the service road/berm located on Lot 200 and Lot 201 as designed by Meridian Engineering. Chuck seconded the motion. It passed unanimously.

Homeowners with property adjacent to the area will be notified of the work schedule.

b) Beavers.

There is no evidence of new beaver activity. Larry is aware of the limited timing for relocation and will seek consultation from Bill Long of Wyoming Wetlands Society.

6. ISD report.

The ISD Board has a meeting scheduled for Thursday March 17<sup>th</sup>.

7. DC report.

a) Linhardt (1205 W Hay Sled Dr., Lot 51): Shed approved.

b) Cedarwoods (1655 W Big Trail Dr. #101-#804): Shingle roofing approved.

8. Office report.

a) String lighting.

The Rafter J office received three complaints for three separate properties regarding string lighting. The owners were reminded that Teton County does not allow string lighting, except for November 15<sup>th</sup> to January 10<sup>th</sup>.

9. Old business.

a) Lot 333 usage update.

The HOA attorney sent a second letter to Stage Stop Inc's attorney on March 2nd regarding Stage Stop's intent to have residential housing on Lot 333, which will require an amendment to Rafter J CCRs to allow residential use on Lot 333. A response was received but an intention to comply with Rafter J CCRs was not made.

The Planning Commission met on March 14<sup>th</sup> and approved, with recommended conditions, Lot 333 PUD and CUP applications submitted by Stage Stop Inc.

The Board of County Commissioners public hearing to consider the Lot 333 PUD and CUP applications was postponed and is scheduled for April 12<sup>th</sup> at 9am. Community participation and comment are encouraged. County Commissioners can be contacted at [comissioners@tetoncountywy.gov](mailto:comissioners@tetoncountywy.gov).

b) Eastside ditch.

Karen previously spoke with Boni Westcamp, Manager for Melody Ranch Investments (eastside ditch irrigator). Karen reported that Boni has been in contact with Paul at Westwood Curtis (WC) who will inspect and provide recommendations for ditch maintenance. Vegetation removal is favorable. Another bentonite application is not favorable due to possible disturbance of what is already in place. It is important to keep equipment, people, animals, and trash out of the ditch so that the ditch base is not disturbed. Boni is open to spot mitigation for problem areas and the irrigator is responsible for ditch maintenance. A permanent solution to line the ditch is not planned at this time, and the irrigator feels that a maintenance agreement is not needed because relations between all parties involved are in good standing. Larry will contact WC for an update.

c) Crawlspace water survey.

The HOA 2021 crawlspace water survey was completed and can be used to monitor changes.

d) Tract 3A density transfer.

The Purchase and Sale Agreement to sell one of the Tract 3A development rights, approved at the November 30, 2021 HOA Board meeting, was signed.

e) Common area encroachments.

The Board will be reviewing, in conjunction with the proposed Open Space and Trails Project, how to address common area encroachments. Teton County GIS Mapserver aerial photos are expected to be updated this June and will be helpful in identifying encroachments.

f) Open Space and Trails Project update.

An update from Hans Flinch of Cairn Landscape Architects regarding the proposed Open Space and Trails Project is expected to occur in May, with a presentation of the proposed final plan occurring at the HOA annual meeting in August. Proposed project concept plans can be viewed at the Rafter J office and online at <https://www.rafterj.org/news-notices/>. Homeowners are encouraged to submit comments to the Rafter J office.

10. New business.

a) Fish stocking.

Darren Rhea, Fisheries Supervisor for Wyoming Game and Fish Department (WGF) reported that WGF can provide annual fish stocking of the eastern Walden Pond if there is public access to fishing. Rafter J allows fishing in Walden Pond, but vehicles cannot park anywhere along the pond or roadway.

Chuck moved to approve the fish stocking program as presented. Tracy seconded the motion. It passed unanimously.

Homeowners will be notified of the stocking schedule.

11. Review action items.

Action items were reviewed and completed items removed.

12. Adjourn.

The meeting adjourned at 3:52 p.m.