

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday April 26, 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: James Turley.

1. Call to order.
Mike Keegan, President, called the meeting to order at 3:00 p.m.
2. Homeowners' issues and concerns.
 - a) Jessica Brown (3155 S. Pitch Fork Dr., Lot 31): Bear awareness.
Jessica emailed a concern about a need to secure bear attractants. The Board suggested that trash cans be put out the day of pickup rather than the night before. As of July 1, 2022 Teton County is updating rules regarding wildlife food attractants, these updates will apply to the Rafter J area.
3. Approval of the March 15, 2022, Rafter J HOA minutes.
Brian moved to approve the March 15, 2022 minutes. Chuck seconded the motion. It passed unanimously.
4. Financial report.
 - a) Review of March, 2022 financials.
Expenses of note are Office Expense which includes annual fees for QuickBooks and Professional Expense which is for legal fees pertaining to Lot 333 issues.

Estimated increase of 2022 property taxes for Rafter J common areas are expected to be minimal.

Brian moved to approve the financial report. Chuck seconded the motion. It passed unanimously.
 - b) Reserve study update.
Karen created a Reserve Study using an online "Do-It-Yourself" Kit from Association Reserves. The Reserve Study shows that the HOA is in a very good financial position to cover known capital maintenance responsibilities over the next 20-30 years. Karen recommended and the Board agreed to contract for a professional reserve study next year, and to have the financials reflect a dedicated Reserve balance with an annual contribution to the Reserve. A professional reserve study is estimated at \$3200-\$4000.
 - c) Preliminary review of FY 2022-2023 budget.
No major changes are anticipated for regular income and expenses. The title Capital Expenditures will be renamed to better reflect items in the category. Capital Expenditures will include cul de sac

improvements, playset painting, trail improvements, noxious weed control, and entry sign painting. East side ditch maintenance is not included in the budget because the irrigator using the ditch is responsible for ongoing maintenance. A transfer date of the Tract 3A development right has not been determined and any financial transactions involved in the sale are not included in the budget. A final review and Board approval of the FY 2022-2023 budget will occur at the next Board meeting.

5. Maintenance report.

a) Cul de sac improvements.

Overall results of cul de sac improvements completed at Hay Sled, Bridle, and Hereford are mixed. Next year's budget will include funds for three more cul de sac areas to have top soil installed and native grass seed planted. Weed control will also be included. The areas to be improved will be based on visual need and interest from homeowners.

b) Ditch cleaning update.

The ditch located south of the smaller pond along Big Trail to Homestead is scheduled to be cleaned and the Homestead culvert will be repaired. Debris cleanup and rut repairs along Adams ditch will be completed when weather permits. The water level of the larger pond has noticeably dropped. Brian recommends staff to perform regular ditch inspections to remove obstructions. The Board will be informed of any homeowner responses regarding crawlspace water issues. Larry noted that future maintenance of Adams ditch should be easier due to the removal of willows that were blocking access.

c) Noxious weed program update.

Broadcast spraying of the hayed areas will be added to the noxious weed program.

d) Beaver mitigation update.

Wyoming Untrapped is willing to offer solutions to encourage cohabitation with beavers, at no cost to the HOA and will present a proposal at the May Board meeting. Brian would like to make sure that any proposed solutions do not raise the water table.

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

A survey is being completed and the work should begin next month.

6. ISD report.

None.

7. DC report.

a) Hultman (3210 S. Double Tree Dr., Lot 284): Metal roof approved.

b) Stuchal (1540 W. Pinto Dr., Lot 197) Paint siding and trim approved.

c) Baldock (1920 W. Homestead Dr., Lot 229): Asphalt shingle roof approved.

d) Cooke (1525 W. Pinto Dr., Lot 200): Asphalt shingle roof approved.

8. Office report.

a) Annual meeting location.

Nancy will see if Gateway Church is available for the Annual meeting.

b) Director candidates.

Terms for Brian and Chuck expire in August. Chuck is not running for office and Brian is undecided. A request for Director candidates will be posted on the Board monthly update and on the regular monthly email.

9. Old business.

a) Lot 333 usage update.

The Board of County Commissioners (BOCC) public hearing to consider the Lot 333 PUD and CUP applications was held April 12th at 9am with a decision to continue Board discussion at their May 3rd public meeting. Community participation and comment are encouraged. County Commissioners can be contacted at comissioners@tetoncountywy.gov.

In response to inquiries made by the BOCC at the April 12th hearing, the HOA attorney sent a letter to the County Attorney and to the BOCC regarding historic decisions made by the BOCC for similar applications.

The HOA contracted with Fehr & Peers to complete an analysis of Stage Stop's traffic study. The analysis was submitted to the BOCC. Rafter J ISD is following up on water/sewer impacts.

b) Common area mowing/haying.

Larry will inform Jack Vosika, contractor for common area haying, that the HOA is required to bid out contracted services that exceed \$5,000. The Board discussed the option of not haying, reaching out to neighboring ranchers for haying services, and Rafter J possibly selling the baled hay.

c) Friends of Pathways.

Friends of Pathways has programs for pathway education, but funding does not exist for private requests, such as an educational event specifically for Rafter J.

d) Bylaws: Increase bid amount for expenditures.

Nancy will ask the Rafter J attorney about proper procedures to amend Bylaws.

e) Common area encroachments.

The Board instructed Nancy to identify and send email reminders to owners who are not respecting their property boundary. The reminder will include reference to the Teton County Mapservers.

10. New business.

a) Private property signage for Tract 3A and the water tank area.

Chuck motioned to create five to six signs similar to proposed example. Mike seconded the motion. It passed unanimously.

Sign placement and verbiage was discussed. Two signs near the water tanks will include the words "no trespassing", and four signs along the boundary lines will include words to respect private property. The signs will be made of aluminum, 12-14" w x 5" h, brown background with off-white lettering. Larry will ask the Board to approve the final sign designs. Brian offered to install the signs.

Signage is intended to address current usage issues while also allowing public access to the trails.

Public access and easements should be discussed in the future. Larry will ask the ISD about fencing the water tank area.

b) E-bikes.

E-bike usage on dirt trails in Rafter J has raised some safety concerns. Different types of usage and user right-of-way was discussed. The Board monthly update will include a Good Neighbor Reminder for E-bike riders to respect walkers/joggers by not riding on unpaved surfaces. The Board will consider updating the Rafter J Rules and Regulations at the next Board meeting.

c) Ponds and wetland habitat improvement.

Karen asked if pond habitat improvement should be a budget item. Brain believes the ponds are in good shape. Chuck asked about burning reeds in the wetland area located southeast of Double Tree. Brian recalled reeds being cut in the past by volunteers. Karen suggested that the fire department might be interested in volunteering for burning. Cutting or burning slows down the growth but is not a long-term solution. Burning the reeds is a winter or early spring project and will be discussed at a later date.

d) Residential usage of commercial properties.

The Board instructed Nancy to send letters to Rafter J commercial property owners, reminding them that residential usage is not allowed.

11. Review action items.

Action items were reviewed and completed items removed.

12. Adjourn.

The meeting adjourned at 4:48 p.m.