

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday May 24, 2022, 3:00 pm
Rafter J Office and Online <https://zoom.us/>

MINUTES

In Attendance:

Directors: Tracy Baiotto, Karen Jerger, Mike Keegan, Brian Remlinger (departed at 4:51), and Chuck Rhea.

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: Kathie Brazinski, Margaret Creel, Lloyd Dorsey, Lee Fitzpatrick, Stoney Fritz, Karin King, Sharon Mader, Brian Merritt, and Maria Rouchka Fritz.

Guests: Hans Flinch, Miriam Hernandez Arroyo, and Loren Taylor.

1. Call to order.

Mike Keegan, President, called the meeting to order at 3:06 p.m.

2. Beaver mitigation.

Loren Taylor of Wyoming Untrapped (WU) presented a Beaver Coexistence Program for Rafter J. Culvert fencing is recommended to discourage damming behavior. WU will design, install, and annually maintain the fencing free of charge.

Brian moved to partner with Wyoming Untrapped on the culvert project as proposed. Karen seconded the motion. It passed unanimously.

Bill Long of Wyoming Wetlands Society will be contacted for beaver relocation if coexisting efforts are not favorable.

3. Open Space and Trails Master Plan.

Hans Flinch and Miriam Hernandez Arroyo of Cairn Landscape Architects presented a final Rafter J Open Space and Trails Master Plan. Values communicated by residents have been recognized, resulting in recommendations of light improvements such as mowing trails regularly, installation of educational signage, and minor smoothing of trail surfaces in high traffic areas. Wildlife friendly measures are addressed in the plan, inclusive of fencing improvements, habitat reclamation, and Trout Friendly Certification.

Chuck moved to accept and implement the Open Space and Trails Master Plan over the next two years. Brian seconded the motion. It passed unanimously.

Removal of the unapproved foot bridge located east of the osprey nest was discussed. Karen will obtain more information regarding effects of human activity in osprey habitat.

4. Homeowners' issues and concerns.

a) Stoney Fritz & Maria Rouchka Fritz (3180 S. Beaverslide Dr., Lot 12): Storage area tags and proposal to plant bushes in common area.

Stoney and Maria did not discuss storage tags but did submit a proposal to plant bushes east of their property in the common area to block vehicle headlights from shining on their home and for privacy. The Board asked them to stake where the bushes will be located, and the Board will discuss the proposal after a site visit.

b) Kathie Brazinski (3205 S. Single Tree Dr., Lot 262): Lot 333 proposed usage. Most of the members at the meeting wanted to discuss Lot 333 proposed usage. The Board of County Commissioners approved Lot 333's PUD Application on 5/3/22 and reversed their 5/17/22 vote to deny Lot 333's CUP Application. Rafter J CCRs and Bylaws do not give the HOA Board authority to sue the County over the PUD approval, because the approval is not a violation of Rafter J Rules, but a homeowner as an individual can file an appeal with the County. The HOA Board is focusing on the CUP which asks the County to authorize apartment usage on Lot 333. The next County meeting to discuss the CUP is on 9/20/22, giving Stage Stop Inc. four months to refine their application and pursue amending the CCRs to allow residential usage on Lot 333. The County cannot enforce Rafter J Rules and thus cannot require Stage Stop Inc. to amend the CCRs. The HOA Board is interested in meeting with Stage Stop Inc., but Mike stated that ultimately it is 65% of Rafter J owners that need to approve an amendment of the CCRs to allow the proposed residential usage on Lot 333. Residential use of a commercial lot in Rafter J is currently not allowed by the CCRs, and the HOA Board has authority to file suit against Stage Stop Inc. for breach of contract if Lot 333 is used as apartments.

Lloyd Dorsey expressed disappointment with the HOA Board for not informing Rafter J homeowners in a timely manner of homeowners' rights as Teton County Citizens to appeal County approval of the PUD. The HOA Board has been guided by legal counsel to use caution in overstepping what is permitted by HOA legal documents and was told that an appeal by individuals will most likely not be successful. The Board has strived to keep owners informed of County processes and provide updates as they are made available.

Sharon Mader cautioned the HOA Board in being involved with the CCR amendment process, stating she believes it is not the HOA Board's role to negotiate with Stage Stop Inc. She also disagrees with Rafter J legal counsel and believes the legislative action to approve a PUD that redefines commercial and adds apartment as a use is a violation of Rafter J CCRs. Karen apologized for statements she made in the past that might have come across as negotiative, because that was not her intent. Chuck recounted how even though the previous use of Lot 333 was an allowable use, there was open communication between the HOA and the developer.

Kathie Brazinski agrees that the HOA Board cannot appeal the PUD, but individuals can and have until 6/2/22 to do so.

5. Approval of the April 26, 2022, Rafter J HOA minutes.

Tracy moved to approve the April 26, 2022 minutes. Karen seconded the motion. It passed unanimously.

6. Financial report.

a) Review of April, 2022 financials.

\$50,000 was transferred from the ICS account to the operating account to pay expenses.

Brian moved to approve the financials. Tracy seconded the motion. It passed unanimously.

b) FY 2022-2023 budget.

Adjustments were made to the FY 2022-2023 budget per the last meeting, and an additional \$15,000 expense was added for Tract 3A boundary adjustment. \$40,000 of Excess Cash from Operations will be

allocated to Dedicated Reserves, to be used for items identified as Capital Expenditures-Major Repairs & Replacements. Remaining funds are allocated to Operating Funds.

Brian moved to approve the FY 2022-2023 budget as amended. Tracy seconded the motion. It passed unanimously.

c) Dues and storage fees for FY 2022-2023.

Dues and storage fees for July 1, 2022 through June 30, 2023 will remain the same as the current fiscal year. The Board discussed how Rafter J fees compare to other HOAs. Variables such as number of properties, actual expenses, and reserves should be considered in an actual comparison.

Chuck moved to approve the FY 2022-2023 Fee Schedule. Tracy seconded the motion. It passed unanimously.

7. Maintenance report.

a) Ditch cleaning update.

Work has been delayed due to weather. The ditch located south of the smaller pond along Big Trail to Homestead is scheduled to be cleaned. Debris cleanup, inclusive of downed trees, and rut repairs along Adams ditch will be completed when weather permits.

b) Beaver activity.

Beavers have cut down some aspens at the south end of Arabian along Wilson ditch which runs through Karin King's property. Responsibility for maintenance of the ditch was questioned. Roger Seherr-Thoss is the irrigator and is responsible for ditch maintenance. Larry will communicate with Roger and Karin.

c) Weed spraying.

Playgrounds and mailbox areas were sprayed with herbicides today. Larry will inform the vendor of the bus schedule so that future applications will not be scheduled during the same time and remind the vendor to sign the areas that are being sprayed.

8. ISD report.

Chuck attended the May 12th ISD meeting and noted the ISD's diligence to meter all Rafter J water usage.

9. DC report.

a) Rooks-Orton (1200 W. Angus Dr., Lot 88): Deck extension approved.

b) Sanville (3090 S. Stirrup Dr., Lot 305): Paint house approved.

c) Chapdelaine (3435 S. Shorthorn Dr., Lot 136): Paint fence approved.

d) Collins (1510 W. Percheron Dr., Lot 147): Shed denied.

e) Slater (3270 W King Eider Dr., Lot 325-043): Addition denied.

10. Office report.

a) Annual meeting.

The HOA Annual meeting will be held at Gateway Church 8/23/22 at 7:00 pm. Tracy recommended that the Board prepare an informative statement reviewing HOA, ISD, DC responsibilities. Strict limitation on the time allowed for candidate statements was discussed.

11. Old business.

a) Lot 333 usage update.

The Board feels that a meeting with Stage Stop Inc. to help clarify HOA duties/processes and facilitate ideas will be a step forward in the process of Stage Stop Inc. amending the CCRs. Mike offered to write a letter Stage Stop Inc. to set up a meeting.

b) Tract 3A and water tank signage.

Private property signs were made for Tract 3A and the water tank area. Brian will install the signs.

c) Common area encroachments.

Nancy will draft a letter to owners informing them of common area encroachments. The Board would like homeowner education to be the primary communication.

d) Bylaw Capital Expenditures rule VII.4.

Rafter J members will be asked at the Annual meeting to amend the bidding threshold amount from \$5,000 to \$15,000.

e) Common area mowing/haying.

Larry reported that the neighboring ranches are not interested in haying Rafter J fields and one of the ranchers recommended Jack Vosika for haying services. The Board agreed that haying the fields, as recommended by the Fire Marshall, is good for fire safety.

Mike moved to hire Jack Vosika for haying services. Chuck seconded the motion. It passed unanimously. (Brian was not present for the vote)

f) Candidate statements.

A request for HOA Board candidates has been sent to homeowners, generating two inquiries. Candidate statements are due by July 15th and should be emailed in Word format to office@rafterj.org.

12. New business.

a) E-bike restriction.

Rafter J Rules and Regulations will be updated to prohibit e-bikes on unpaved surfaces and the Rules will be reviewed for other clarifications. The Board will review and vote on the updated Rules by email so that they can be included in the June mailing to owners. E-bike signage will be discussed in the future.

b) Flat Creek water quality study.

The HOA gave Kelsey Ruehling, University of Wyoming graduate student, permission last summer to sample Flat Creek water. Go to <https://www.tetonconservation.org/fieldnotes> for more information on her final report.

c) Mailbox kiosk bulletin boards.

Communicating HOA business information to Rafter J residents who are not homeowners is a concern. Karen suggested the HOA install enclosed bulletin boards at the mailbox kiosks, for the HOA to communicate information to all residents.

13. Review action items.

Action items were reviewed and completed items removed.

14. Adjourn.

Tracy moved to adjourn. Karen seconded the motion. It passed unanimously. The meeting adjourned at 5:32 p.m.