

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday June 28, 2022, 3:00 p.m.
Rafter J Office and Online <https://zoom.us/>

MINUTES

In Attendance:

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

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: Kathie Brazinski, Don Cooke, Gina and Steve Lipp, Jan Lovett, Sharon Mader, Brian Merritt, and Janice Smith.

1. Call to order.
Mike Keegan, President, called the meeting to order at 3:00 p.m.
2. Homeowners' issues and concerns.
 - a) Don Cooke (1525 W. Pinto Dr., Lot 200): Realignment of service road/berm.
Don thanked the Board for moving the service road/berm off his property. Don previously spoke with the contractor and the engineer, and he is concerned that the construction was not completed as designed. Brian informed Don that Kurt Stout of Meridian Engineering inspected and approved the improvements. Don is concerned that people will continue to walk near his property. Mike noted that the intent is for foot traffic to be routed to the east of the berm and maintenance vehicles will continue to use the berm. Gina Lipp understands that the foot path is in the wetlands and wants the path recognized a designated trail on the Open Space and Trails Master Plan. Larry recommended installation of a sign to direct foot traffic to the trail as opposed to a buck rail barrier on the berm.
 - b) Jan Lovett (1220 W. Hay Sled Dr., Lot 60): Friends of Rafter J.
Jan informed the Board that Friends of Rafter J is an unincorporated non-profit entity created for fundraising purposes to pay for a judicial review, estimated at \$30,000. The group consists of ten members who are Rafter J homeowners and is funded by individual contributions. The group's attorneys filed a petition in district court on June 2nd to appeal Commissioner approval of Lot 333's PUD application which allows apartments on Lot 333. Kathie Brazinski, on behalf of Friends of Rafter J, believes the HOA is responsible for protecting Rafter J's legal documents and requested financial support from the HOA for education outreach and costs associated with the appeal. Kathie is concerned that Rafter J's attorney is not responding to communications from the Friends of Rafter J attorney. Mike will consult Rafter J's attorney and respond to Kathie within two weeks.
3. Approval of the May 24, 2022, Rafter J HOA minutes.
Chuck moved to approve the May 24, 2022 minutes. Tracy seconded the motion. It passed unanimously.
4. Financial report.
 - a) Review of May 2022 financials.
Brian moved to approve the financials. Chuck seconded the motion. It passed unanimously.

5. Maintenance report.
 - a) Common area haying is in progress.
 - b) A homeowner on Shorthorn is repairing a broken sewer line.
 - c) Dave Stickel is covering for Larry who will be on vacation until July 10th.

6. ISD report.

The ISD Board noted at their annual meeting that they would like an update from the HOA regarding activities related to Lot 333. Mike offered to contact the ISD Board.

7. DC report.
 - a) Collins (1510 W. Percheron Dr., Lot 147): Shed approved.
 - b) Bighorn River Co. LLC (1875 W. Cinnamon Teal Rd., Lot 325-015): Deck approved.
 - c) Dalby (1260 W. Bull Rake Dr., Lot 22): Driveway approved.
 - d) Konitz (2950 W. Big Trail Dr., Lot 336): Gravel improvement approved.
 - e) Hayter (3493 S. Winding Trail Dr., Lot 326-026): Addition approved.

8. Office report.
 - a) Semiannual or annual payments for dues and storage are due July 1st.
 - b) Candidate statements for the 8/23/22 HOA Director election are due 7/15/22.

9. Old business.
 - a) Lot 333 usage update.

Friends of Rafter J, a non-profit not affiliated with Rafter J HOA, filed for a judicial review of the PUD approval. The HOA Board will be meeting with Stage Stop Inc. in August to clarify HOA duties/processes and CCR compliance.

 - b) Common area encroachments.

Owners were informed of common area encroachments on 6/16/22. Responses are being documented.

 - c) Resolution document for Fritz (3180 S. Beaverslide Dr., Lot 12).

All Board members will need to sign the Resolution allowing Stoney and Maria to plant shrubs east of their property in the common area.

10. New business.

None.

11. Review action items.

Action items were not reviewed.

12. Adjourn.

Chuck moved to adjourn. Brian seconded the motion. It passed unanimously. The meeting adjourned at 3:26 p.m.