

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday July 26, 2022, 3:00 p.m.
Rafter J Office and Online <https://zoom.us/>

MINUTES

In Attendance:

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

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: Marlene Brodrick, Justin Henry, Jim Huspek, George Linhardt, Bob Nelson, Jim Turley, Dave Wilkins, and Charles Wright.

1. Call to order.
Mike Keegan, President, called the meeting to order at 3:04 p.m.

2. Homeowners' issues and concerns.
 - a) Marlene Brodrick (3485 S. Winding Trail Dr., Lot 326-024): Lot 333 proposed development.
Marlene is concerned about the proposed usage of Lot 333 and increased highway access safety issues if the proposed usage occurs.

 - b) Charles Wright (3385 S. Appaloosa Dr., Lot 193): Electric bikes.
Charles Wright is concerned about the speed of e-bikes on pathways and suggests not allowing e-bikes on pathways or post speed limits for e-bikes on pathways. Charles also suggests signs be posted which denote fines for violations. Mike will consult Brian Schilling, Teton County Pathways & Trails Coordinator, about e-bike rules in Rafter J. The Board is in favor of developing both an e-bike policy and an e-bike education campaign.

 - c) Sally Linhardt (1205 W. Hay Sled Dr., Lot 51): Cul de sac improvements.
Sally sent an email to the Board expressing disappointment with the efforts made by the HOA to improve Hay Sled cul de sac landscaping. Lack of water seems to have caused the results of Hay Sled improvements to be unfavorable. Compensating homeowners for water usage was suggested. Larry will ask the ISD if fire hydrants can be used for irrigation. Water conservation is a concern.

Karen moved to set up a temporary Landscape Committee made up of volunteers who have landscaping experience to advise the Board on cul de sac improvements. Mike seconded the motion. It passed unanimously.

 - d) Fire Department review of defensible open space.
Mike Keegan received correspondence from a homeowner who believes mowing the common area near their home is essential for fire safety. Common area grass that is cut but not baled is a concern. Mike will ask the Fire Department to provide a fire safety review for Rafter J common areas.

3. Approval of the June 28, 2022, Rafter J HOA minutes.
Tracy moved to approve the June 28, 2022 minutes. Chuck seconded the motion. It passed unanimously.

Karen was not in attendance at the June meeting and questioned if there was a response from the Board at the June meeting regarding HOA contributing funds to Friends of Rafter J. Mike was advised, by the HOA attorney, that the HOA not participate financially to Friends of Rafter J.

4. Financial report.

a) Review of June 2022 financials.

Expenses for fiscal year 2022-2023, overall, were under budget. Net income for the end of the fiscal year will be applied to the reserve. Noted expenses for June include legal fees related to Lot 333 issues.

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

b) Professional Reserve Study.

Karen contacted four vendors, asking for a full reserve study and recommends contracting with Association Reserves to provide a full reserve study, inclusive of a site visit and two updates, all to be delivered over three consecutive years for \$4,400. The reporting turnaround time is 8 weeks.

Karen moved to contract with Association Reserves as discussed. Tracy seconded the motion. It passed unanimously.

Charles asked if the HOA has funds available if the owners of Lot 333 violate the CCRs, and legal services are required to obtain compliance. The HOA reserve has a contingency for unexpected expenses.

5. Maintenance report.

a) Cheatgrass in storage area.

Larry reported that Teton County Weed and Pest sprays the hillside next to the storage area for cheatgrass, and the storage area is mowed. Dave Wilkins is concerned about the cheatgrass being a seed source that is easily spread to areas outside of the storage area and suggests the storage area be sprayed.

Chuck moved to add spraying storage area cheatgrass to the current Valley Landscape noxious weed spraying program. Karen seconded the motion. It passed unanimously. Larry will contact Valley Landscape.

b) Mosquito control.

Mosquito control is managed by Teton County Weed and Pest (TCWP). Homeowners need to authorize TCWP to spray for mosquitoes, and spraying will only be done if there is a certain percent of homeowners in an area who provide authorization. More information is available on the TCWP website at <https://tcweed.org/>.

c) Service road/berm by Lots 200 & 201.

Signs were installed to direct foot traffic away from the service road/berm, located adjacent to Lots 200 & 201, and onto the foot trail.

6. ISD report.

None.

7. DC report.

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

b) Brown (3410 S. Appaloosa Dr., Lot 177): Deck approved.

8. Office report.

- a) The HOA Annual meeting and Director's election will be held in person at Gateway church 7:00 p.m. August 23rd. Mail-in ballots for the Director's election are due August 22nd.
- b) A volunteer is needed to assist the HOA secretary count election ballots on 8/24/22.
- c) Annual inspection of storage area registrations is in progress. The storage area Application, Policy, Agreement, Rules, CCRs, Bylaws, and sign are being reviewed for updates and consistency. Tags, as required by the Bylaws to be placed on all vehicles being stored, will be issued upon Board approval of the updated documents.

9. Old business.

- a) Lot 333 usage update.

The HOA Board will be meeting with Stage Stop Inc. and the respective attorneys August 18th to clarify HOA duties/processes and CCR compliance. Johnathan Wiley will attend the meeting as a third-party witness. The meeting is not a mediation. The Board does not have authority to mediate, negotiate, or compromise at the August 18th meeting.

The County will be reviewing Lot 333's Conditional Use Permit application at their public meeting being held on September 20th.

Friends of Rafter J filed for a judicial review of the County process that approved Lot 333's PUD application, and are holding a meeting August 10th, 5:30pm at the Rafter J Big Trails playground area. The meeting is open to homeowners.

- b) Resolution document for Fritz (3180 S. Beaverslide Dr., Lot 12).
Brian needs to sign the Resolution document.

- c) Common area encroachments.

Owners were informed of common area encroachments on 6/16/22. Enforcement of landscaping violations is postponed, pending the Fire Department's fire safety review. Items that promote private use of the common area, such as but not limited to, trampolines, playhouses, and raised planting beds need to be removed.

A homeowner emailed a concern to the Board about trees located in the common area that are blocking views. Authorization from the HOA Board is required to cut common area trees.

- d) Bear proof trash cans and wildlife attractants.

Marlene asked if bear proof cans are required in Rafter J. It is a County requirement to have bear proof trash cans, and compliance is managed by the County. The County or trash removal vendors should be contacted for more information. Trash removal vendors can be found on the Jackson Hole Chamber of Commerce website at <https://www.jacksonholechamber.com/directory/category/professional-services/recycling-waste-management/>.

The County has new rules regarding management of Wild Animal Feeding which can be viewed online at <https://jacksontetonplan.com/DocumentCenter/View/932/Teton-County-Land-Development-Regulations-PDF#page=205>.

10. New business.

None.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

The Board thanked Chuck and Brian for their time and effort spent as Board members.

Chuck Rhea adjourned the meeting at 4:15 p.m.