

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday December 20, 2022, 4:00 p.m.
Rafter J Office and Online <https://zoom.us/>

MINUTES

In Attendance:

Directors: Tracy Baiotto, Kathie Brazinski, Jessica Brown, Karen Jerger, and Mike Keegan.

Staff: Nancy Henderson, and Cory Kulacz.

Property Owners: Marshall Empey.

1. Call to order.
Mike Keegan, President, called the meeting to order at 4:00 p.m.
2. Homeowners' issues and concerns.
None.
3. Approval of the November 29, 2022, Rafter J HOA minutes.
Tracy moved to approve the November 29, 2022 minutes. Jessica seconded the motion. It passed unanimously.
4. Financial report.
 - a) Review of November 2022 financials.
Notable expenses include the South Park Ditch special assessment, continuing work on the Flat Creek Map Revision project, and legal fees associated with Lot 333 proposed usage.
Kathie moved to approve the financials. Tracy seconded the motion. It passed unanimously.
 - b) South Park Ditch special assessment.
Rafter J has water rights associated with the South Park Ditch and pays an annual fee for maintenance of the ditch. Repairs were needed to correct a major ditch failure this past spring and were paid by funds from a Teton Conservation District grant and a special assessment from the South Park Ditch water users.
 - c) Hourly wage for backup maintenance/snow removal.
Increasing the hourly wage for backup maintenance/snow removal services from \$30 to \$40 was discussed.
Kathie moved to increase the hourly wage from \$30 to \$40 per hour for backup maintenance/snow removal. Jessica seconded the motion. It passed unanimously.
 - d) Saving account interest rates.

Karen received information on a 12 month CD option from Bank of Jackson Hole that could increase the current receivable interest rate from .27% to as much as 2.50%. Karen will inquire about fees, tax issues, and risk.

Mike moved to authorize the transfer of \$500,000 from the ICS savings account to a higher interest CD account. Kathie seconded the motion. It passed unanimously.

5. Maintenance report.

a) South entry sign light and pole light update.

Mountain Electric will be repairing the wiring for the south entry sign light and pole light, in the meantime, solar lights have been ordered. Jessica suggested to have Cory contact WYDOT, who will upon request, install and maintain reflective delineators.

b) Adams ditch.

Mike asked Cory to continue monitoring the water flow from the western Walden Pond outlet. Mike suggested to contact Biota Research and Consulting if there are issues in the spring.

c) Bear resistant trash cans for dog waste stations.

Nancy received trash container suggestions from the County but the options are not viable.

d) Front loader.

Jessica inquired about the condition of the front loader and suggested to obtain a repair estimate for the 2023-2024 budget. Cory will first need to get the tires inflated, which needs to be done on-sight by an outside vendor.

6. ISD report.

None.

7. DC report.

None.

8. Office report.

a) Storage area document update.

Tags are required by the Bylaws to be issued to storage area users. The tags are intended to be a management tool to identify authorized vehicles but the tags are no longer required because license plates are now used for vehicle identification. Mike suggested rewriting the storage area documents if the Bylaws are amended at the next annual meeting.

b) Dues and storage fees.

Semiannual dues and storage fees are due January 1, 2023. Owners who have used the Rafter J website for ACH payments were notified that the ACH service has been discontinued.

c) Office closure.

The office will be closed December 22nd and reopen December 27th.

d) Letter regarding gravel driveways.

A letter was sent to 18 homeowners on 12/7/22 reminding them that gravel parking areas are not allowed on residential lots.

e) Common area encroachment.

A 2022 aerial photo of Rafter J is now available on the Teton County GIS map server. Nancy will review the GIS photo for common area encroachment violations.

9. Old business.

a) Lot 333 usage update.

Mike reported that a number of complaints have been received regarding storage of off-site snow, recreational vehicles, and lumber on Lot 333. The Board is reviewing the CCRs and will follow up on any violations.

Stage Stop Inc. will not pursue an amendment the CCRs to allow residential use on a commercial Lot until the Friends of Rafter J lawsuit is resolved.

Stage Stop Inc. Basic Use Permit (BUP) applications were determined to be sufficient and the County Planning Director will approve or deny the applications by January 16th.

b) START bus service in Rafter J.

Mike tried, and recommends residents to use the new START bus service.

c) Open Space Workshop.

A meeting is scheduled on Tuesday January 10th, 6:00 pm at the Rafter J office to develop an action plan to implement the Open Space Plan. Volunteers will be asked to participate in 3 to 4 evening workshops in January and February.

10. New business.

a) 2023 meeting calendar and office holidays.

The Board reviewed, discussed, and approved the 2023 meeting calendar and office holidays. Monthly meetings will be held at 4:00pm. The annual meeting is August 22nd.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Jessica moved to adjourn. Kathie seconded the motion. All were in favor and the meeting ended at 4:44 p.m.