

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday January 31, 2023, 4:00 p.m.  
Rafter J Office and Online <https://zoom.us/>

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MINUTES

In Attendance:

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

Staff: Nancy Henderson, and Cory Kulacz.

Property Owners: Jack Campbell and, Gina and Steve Lipp

1. Call to order.  
Mike Keegan, President, called the meeting to order at 4:00 p.m.
  
2. Homeowners' issues and concerns.
  - a) Jody Donnelly (1230 W Hay Sled Dr., Lot 61): Board review of woodpile violation.  
Jody was unable to attend the meeting. Mike is in contact with Jody's attorney to resolve this issue.
  
  - b) Gina Lipp (1535 W Pinto Dr., Lot 201): Common area management.  
Gina is concerned about dog waste in the common area. She provided the Board with a historical timeline of efforts made by the HOA to manage dog waste and made suggestions to improve Common Area Rules and signage. Education and enforcement of rules for homeowners as well as renters was discussed. The Board will take her suggestions under advisement.  
  
Gina would like to alleviate some of the recreation traffic that occurs near her home and suggested a permanent re-route trail be added to the Open Space Plan. The Board believes this issue is best addressed at the Open Space workshop meetings.  
  
Gina is concerned about wildlife disturbance along the Flat Creek Corridor and believes a wildlife study would be helpful in managing the area.
  
  - c) Charlie Ross (3175 W King Eider Rd., Lot 325-062): Open space bench proposal.  
Karen has been in contact with Charlie who would like to donate a bench in memory of his son, to be placed on the west side of Flat Creek near the Rafter J northern boundary. A concern was raised that the HOA might get multiple requests for memorials if this is approved. Mike suggested that this type of request be subject to some form of criteria. Karen will address this request at the next Open Space workshop meeting.
  
  - d) Bob Fishback (1550 W Pinto Dr., Lot 196): Storage area fencing and front loader.  
Mike previously spoke with Bob who provided Mike with guidance on storage area fencing and front loader repairs.
  
3. Approval of the December 20, 2022, Rafter J HOA minutes.

Tracy moved to approve the December 20, 2022 minutes. Jessica seconded the motion. It passed unanimously.

4. Financial report.

a) Review of December 2022 financials.

The HOA is halfway through the fiscal year, some items are expected to be over budget but overall, the budget looks good. The Flat Creek Letter of Map Revision project is progressing and is still in budget.

b) CD account.

Karen was authorized at the last meeting to transfer \$500,000 from the ICS savings account to a higher interest CD but has since been advised that there are better investment options and will do some research.

5. Maintenance report.

a) Dumping outside of storage area gate.

A refrigerator was dumped outside the Rafter J storage gate. This seems to be an isolated incident and it will be removed.

6. ISD report.

Mike reported that Dave Stickel, ISD water operator, is helping Cory with generator maintenance.

7. DC report.

a) Danette and John Jolly (3440 S. Shorthorn Dr., Lot 132) Roof alteration not approved.

8. Office report.

a) Office will be closed February 9<sup>th</sup> and reopen the 16<sup>th</sup>.

9. Old business.

a) Lot 333 usage update.

Stage Stop Inc. removed a large pile of construction materials from Lot 333 after the Rafter J attorney gave notification of rule non-compliance.

Basic Use Permit BUP2022-0077 for professional office use was approved by the County on 1/17/23 and Basic Use Permits BUP2022-0076 and BUP2022-0085 through -0107 for 24 accessory residential units were approved by the County on 1/31/23. Stage Stop Inc. will need to amend Rafter J CCRs to allow residential usage on commercial lots. 65% lot owner approval is required for a CCR amendment.

b) Open Space Plan workshop update.

Six community members have volunteered to help with implementing the Open Space Plan and will be meeting again in February. Priorities for this summer include existing trail maintenance, new pond trails and weed management.

Mike asked if seasonal winter closures to minimize wildlife disruption is being discussed in the workshop meetings. Tracy reminded the Board that Teton Conservation District did not find any adverse issues with the Open Space Plan as presented. Karen stated that a comprehensive wildlife plan is a good idea but was determined to be unnecessary at this time.

10. New business.

a) Proposed Commercial Caretaker Rule.

The Board will be clarifying the practice of caretaking of Rafter J commercial Lots by establishing an Association Rule, to be reviewed and voted on by the Board at the next Board meeting.

b) Protect Our Water JH (POWJH) monitoring plan for bacteria in Flat Creek.

POWJH has asked the HOA to support a Flat Creek bacteria monitoring plan. The Board is in support of the project but will not provide any funding at this time. Interested homeowners are encouraged to reach out to POWJH for more information.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Mike adjourned the meeting at 4:58 p.m.