

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday March 21, 2023, 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: Sadek Darwiche, and Jody Donnelly.

Guest: Jerry Bosch, Legal Counsel for Jody Donnelly.

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.
Jerry Bosch spoke on Jody's behalf and previously provided the Board with a memorandum asking to have fines waived. He noted past complaints filed against Lot 61, recommended the HOA perform a site inspection of Lot 61 to counteract future complaints, believes the Rules to be unclear because of typographical errors, questions the Board's processes, recognizes there would not be an issue if the woodpile was stacked against the house or on the deck, stated that the woodpile (not the surrounding 9-foot high metal structure) has recently been reduced to 6 feet in height, and the surrounding structure is of solid construction which will be costly to alter or remove. Karen questioned if the Design Committee (DC) approved the 9-foot structure, and Jody responded that she believed the written rules were followed. Jessica cited CCR VII.2 which requires the structure to be approved by the DC. The Board will discuss, and Mike will follow up with Jerry.
3. Approval of Rafter J HOA minutes.
Karen moved to approve the February 28, 2023 Board minutes. Jessica seconded the motion. It passed unanimously.
4. Financial report.
 - a) Review of February 2023 financials.
A \$920 expense for 12,000 mutt mitts was noted and the expense item for legal fees is currently within budget. Expenses for projects scheduled to be completed this summer will bring Net Income more in-line with budget.

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

Mike suggested to complete the necessary repairs on the front loader and possibly lease it to the ISD for snow removal.
5. Maintenance report.
 - a) Snow removal.
Cory was thanked for his efforts during this heavy snow season.

6. ISD report.

Jessica would like the ISD Board, at their meeting on 3/22/23 to address and budget for repairing Big Trail Drive frost heaves which are located east of Larsen Dentistry. Karen will try to attend the meeting.

7. DC report.

a) Stage Stop Inc. (3000 W Big Trail Dr., Lot 333): Parking lot expansion not approved.

The Design Committee (DC) did not approve the application at their 3/7/23 meeting because of pending lawsuits involving Lot 333 usage and they informed Stage Stop Inc. that the HOA Board will be involved in the review process. Sadek believes the Board should not be involved in the review process, the DC ruling was not fair and wants a decision. A County permit application filed by Stage Stop Inc. is still under review. Sadek stated that Stage Stop Inc. would reapply if the plan submitted to the County is modified. Mike offered to communicate with Chis Moulder, DC Architect.

8. Office report.

a) Office closure.

Office will be closed April 5th and reopen the 14th.

b) Soccer goals.

Mark Dalby previously contacted the Rafter J office and offered to help with the process of selecting the two soccer goals which are scheduled to be replaced this spring. Mike accepted Mark's offer to help.

9. Old business.

a) Lot 333 usage update.

Stage Stop Inc. and the HOA are waiting for Court rulings of pending litigations.

b) Proposed Commercial Caretaker Rule.

Sadek believes the proposed rule as originally drafted requires a CCR amendment. He would like more discussion on the number of caretakers allowed and requested a copy of the Rules that define "Family". Karen noted that HOA legal counsel is overseeing this process to make sure it is executed properly, and the intent is to add rights to commercial properties not to take rights away. Mike offered to send Sadek the Rafter J Rules. The Board will postpone their vote on the rule until the next Board meeting, allowing commercial owners to provide additional comments.

c) Dog waste management proposal.

A Dog Waste Management Strategy was presented by Tracy. The strategy addresses bear resistant waste containers, an update to Rafter J Rule #3 to include waste clean-up, volunteer clean-up, signage, an education campaign, and possible consequences for non-compliance.

Mike moved to add "Dog owners are required to pick-up waste and dispose of it in a waste can" to Rule #3 and to present the revised rule at the next Board meeting. Karen seconded the motion. Following discussion on the verbiage of "dispose of it in a waste can", it passed unanimously. The Board will vote on the updated Rule #3 at the April 25th Board meeting.

Karen suggested to coordinate volunteer clean-up with the County clean-up week, and to have the volunteers manually document problem areas, as opposed to investing in an App to gather data. Tracy will formulate some ideas for a volunteer clean-up plan for early May.

d) Bear resistant trash cans for dog waste stations.

Bear resistant cans are available but are large and are expensive. If purchased, posting "dog waste only" signs on the cans should be considered and ADA compliance is not required but should be considered.

A discussion on placement of cans would determine how many cans are needed. It was suggested to consult Brian Schilling, Teton County Pathways & Trails Coordinator and Rafter J ISD President on what type of cans are being purchased by the County. Karen offered to contact Brian.

e) Tract 3A sale of development right.

On March 15, 2022 a Purchase and Sale Agreement for one of Tract 3A's three development rights was executed, with an expiration date of one year for the buyer to satisfy buyer contingencies. The agreement is for the HOA to sell one development right (not the land) for \$450,000. The Board previously approved by email to extend the timeline to complete the sale agreement. The completion date is extended to September 15, 2023.

10. New business.

a) Beekeeping.

Residents who have experience with beekeeping and are interested in setting up a bee colony in Rafter J should contact the Board. The Board will also look into CCR/Rule compliance of this use.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Karen moved to adjourn the meeting. Tracy seconded the motion. All were in favor and the meeting adjourned at 5:14 p.m.