

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday May 23, 2023, 4:00 p.m.
Rafter J Office and Online <https://zoom.us/>

MINUTES

In Attendance:

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

Staff: Nancy Henderson, and Cory Kulacz.

Property Owners: Sadek Darwiche, Kim Hindman, Jim Huspek, Deb Kuzloski, George Linhardt, Gina and Steve Lipp, Dick and Nancy Riddle, Charlie Ross, and Ryan Walters representing Rick Walters.

1. Call to order.

Tracy Baiotto, Vice President, chaired the meeting in place of Mike Keegan who could not attend, and called the meeting to order at 4:01 p.m.

Addition to agenda: Proposed Caretaking rule under Old Business.

2. Homeowners' issues and concerns.

a) Charlie Ross (3175 W. King Eider Rd, Lot 325-062): Proposal for common area bench donation.

Charlie Ross presented a proposal from the Ross family and JH Lacrosse to donate a bench in memory of Fuller Ross, Charlie's son to be placed near the Rafter J northern boundary on the western bank of Flat Creek. The bench is similar to the others in Rafter J, but the anchoring platform will be streamlined. Charlie will provide more information on the platform and submit a final plaque for review. Cory will supervise the project.

Karen moved to approve the proposed bench donation from the Ross family and JH Lacrosse in memory of Fuller Ross. Kathie seconded the motion. It passed unanimously.

b) Gina and Steve Lipp (1535 W. Pinto Dr., Lot 201): Common area trails.

Kathie and Jessica previously met with Gina to evaluate the proximity of trails near her home and agree that the flood berm/access road is close to residential lots and proposed that the HOA install log barriers between her home and the berm, and install better signage to direct users to the creek side of the berm. Gina wants the trail, located on the creek side of the berm to stay open, the trail to be mapped on the Open Space Plan, and improved signage. Gina is concerned that there is no setback between her property line and the berm, causing liability, privacy and property devaluation issues. Gina's concerns with common area activities have prompted enactment of new rules and signage, but she is disappointed by the lack of rule enforcement by the HOA. The Board will communicate with Gina and provide a response to her concerns before the next Board meeting. Kathie referenced adverse possession law and believes the HOA has a responsibility to keep residents off Gina's property.

c) George Linhardt (1205 W. Hay Sled Dr., Lot 51): Variance to park truck camper in yard.

George retained legal counsel to provide legal advice regarding CCR VII.3.g. His legal counsel advised him to ask the HOA Board for a CCR variance, signed by all Board members, to allow him to park a truck camper in his yard in perpetuity. George has communicated directly with the Rafter J office manager (Nancy Henderson), and Mike Keegan who has discussed this issue with the other Board

members. George feels that large truck campers are visually disturbing and presented photos of large truck campers to illustrate his concern of HOA practices (allowing a slide-in truck camper when it is on a truck that is parked on a paved surface). George, based on HOA practices, in anticipation of purchasing a truck camper, sold his passenger car, purchased a truck, and gave up his Rafter J storage space. George believes CCRs can exist only if they are enforced, and that the Board cannot change the CCRs to allow truck campers because there is a process to change the CCRs, and the Board is aware of this process because Stage Stop has been asked by the Board to change the CCRs. The current Board does not have a consensus on the historical interpretation of CCR VII.3.g and has asked the HOA attorney for legal assistance.

Ryan Walters is in support of allowing trucks with slide-in campers and noted that obtaining storage space at a reasonable cost is difficult and Rafter J has a long wait list for storage.

Dick Riddle said he follows the rules, made other arrangements while waiting for a Rafter J storage space, and wants the Board to enforce the CCRs, even though it might be difficult when an owner violates a rule because of a hardship. He recognizes that grading the Rafter J storage area to create more space is not cost effective.

Nancy Riddle stated that the Board has a responsibility to enforce the CCRs, owners decide if CCR changes need to be made, owners who violate rules should not have to be placed in judgement by their neighbors in order for the rules to be enforced, compounding violations can occur when one violation is not enforced, and Cory should not have to police for violations.

Deb Kuzloski advised, when the CCRs are discussed, all types of recreational vehicles need to be considered, the typical Jackson lifestyle should be recognized, the price of storage is a concern, and where parking or storage is allowed is important.

d) Ryan Walters representing owner Rick Walters (3420 S. Appaloosa Dr., Lot 178): Common area haying.

Ryan informed the Board that Rafter J is in the scenic resource overlay and he is not in favor of haying the common areas. He is concerned about wildlife habitat, visual impacts, and HOA cost expense. The Board is concerned with fire issues, weed control, and expenses.

The HOA has been advised that fire risk is reduced by haying. The Vosika's are paid to cut the hay and are allowed to keep the hay bales. Bids for haying from other vendors were solicited by the HOA but were unsuccessful. HOA is in the 3rd year of a noxious weed program and the Board needs more information regarding the impacts of not haying.

e) Mark Dalby (1260 W. Bull Rake Dr., Lot 22): Proposal for soccer goals.

Mark did not attend the meeting, but previously sent an email to the Board asking to be reimbursed for two soccer goals he inadvertently bought due to a miscommunication, and he believes there is a demand to install them at the Homestead mailbox area. Mark purchased goals for \$850 on his own accord prior to a discussion with Nancy who asked Mark about the quality of goals that were available for \$450. The HOA purchased the \$450 goals after Mark said they were a quality product. The Board does not make it a practice to reimburse based a homeowner's good intent, but believes the goals are a valuable asset to the HOA and discussed reimbursement for Mark's full cost or a value equal to the goals purchased by the HOA. The Board discussed safety, signage, and usage as considerations for placement of the goals.

Karen moved to reimburse Mark for his full purchase price of the soccer goals, to be placed at Homestead Park. Jessica seconded the motion. It passed unanimously.

3. Approval of Rafter J HOA minutes.

Karen requested an edit to the osprey signage conversation. Jessica moved to approve the revised April 25, 2023 Board minutes. Kathie seconded the motion. It passed unanimously.

4. Financial report.

a) Review of April 2023 financials.

Karen had no concerns to report and noted expenses for plow repairs, CPA services, soccer goals, and continuation for work being done on the FEMA Flat Creek Letter of Map Revision.

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

b) Dues and storage fees for FY 2023-2024.

Karen reported that the reserves are in good shape, and expenses can be covered without raising dues.

Karen moved to keep the same FY 2022-2023 amounts for dues and storage fees for FY 2023-2024.

Jessica seconded the motion. It passed unanimously.

c) FY 2023-2024 budget.

The HOA accountant has been asked to review the format of the budget, and to advise on a version that is visually more user friendly. If changed, the new format will be presented at the annual meeting.

Karen moved to approve the fiscal year budget ending June 30, 2024. Kathie seconded the motion. It passed unanimously.

5. Maintenance report.

a) Haying common area.

Cory presented a map of areas that are to be hayed in July. Cory was informed by Jack Vosika that haying helps weeds from spreading. Nancy will provide a historical timeline of haying activity to the Board by Friday. Board communication to Jack, before the next meeting, needs to include any revisions to haying areas, picking up all cut hay, and a follow-up on dragging areas with vole damage.

b) Playset mulch.

Cory will replenish playset mulch. Jessica advised Cory to look up the playset manufacturer's recommended depths for mulch.

c) Adams ditch monitoring.

The water flow in Adams ditch is good and will continue to be monitored.

d) Soccer goals.

New soccer goals purchased by the HOA were installed in the Tensleep/Fresno common area.

e) Footbridge near osprey nest.

Cory removed the footbridge located east of the osprey nest.

f) Entry signs.

Painting of the north and south entry signs (logs) was completed. Electrical repair of the south sign is pending due to the Eastside ditch/Tensleep culvert repair.

6. ISD report.

a) Eastside ditch/Tensleep Drive culvert replacement update.

The culvert is installed and the roadway is ready to be paved, which should occur within the given time frame. Updates on the paving schedule will be posted, and there will be road signage.

b) Meetings.

The ISD Board will be meeting 5/24/23 to finalize the proposed FY 2023-2024 ISD budget, and on 5/30/23 the HOA and ISD Boards will have a joint workshop to discuss interrelated concerns.

7. DC report.

- a) Miller (1655 W Big Trail Dr., Lot 307-304): Windows approved.
- b) Hough & Oberheu (3310 S. Black Baldy Dr., Lot 105): Deck approved.
- c) Saenger (1030 W. Brahma Dr., Lot 116): Paint approved.
- d) Havel (3225 W. King Eider Rd., Lot 325-048): Driveway extension approved.
- e) Donnelly (1230 W. Hay Sled Dr., Lot 61): Trellis not approved.

8. Office report.

a) Venue for annual meeting.

The annual meeting will be held at Gateway Church 8/22/23 at 7:00 pm.

b) HOA Director Candidates.

Candidate statements for the August election are due July 14th.

c) E-bikes.

The office has received concerns about e-bikes being ridden on common area dirt trails. Residents are reminded that e-bikes are not allowed on unpaved surfaces.

d) Communication of common area activities.

Nancy reported a concern from a Cedarwoods homeowner who asked if they will be directly informed if the aspen trees located in the common area to the west of their residence are to be cut down. The Board makes many efforts to keep homeowners informed of HOA activities, and the Board is not aware of trees near Cedarwoods being cut or removed.

9. Old business.

a) Lot 333 usage update.

Stage Stop Inc. and the HOA are waiting for Court rulings of pending litigations. Sadek noted, and Kathie confirmed that a delay in the litigation process is not due to Stage Stop Inc.

b) Proposed Commercial Caretaker Rule.

Tabled.

c) FEMA Letter of Map Revision update.

Tracy thanked Chuck Rhea and Brian Remlinger on their contributions that led to the current work being completed by Meridian Engineering to remove Rafter J properties from the FEMA flood zone. A final plan is expected to be submitted to County Engineers late next week, and once approved it will be submitted to FEMA, and be available for homeowners.

d) Dog waste cleanup.

“Poop Week” cleanup organized by Tracy was successful and she advocates doing it again next spring.

e) Osprey signage.

Feedback on the temporary trail closure near the osprey nest has been mixed. The Board decision to close the area to human activity during nesting in April and May was based on professional opinion.

f) Bear resistant trash cans for dog waste stations.

Karen and the organization Bear Wise have inquired with the County regarding dog waste not being a primary attractant, but firm direction from the County on how to manage dog waste cans has not been received. Karen obtained the County's choice of bear resistant trash cans to be used by the County for general trash/recyclables, but they are large, expensive, and not a good fit for Rafter J. The County has not installed bear resistant cans specific to dog waste.

Karen moved to reinstall the old dog waste cans in the same old locations until the County asks the HOA to remove them or a better solution comes up. Kathie seconded the motion. It passed unanimously.

g) Open Space Plan summary.

Tracy has prepared an Open Space Plan summary to post on the Rafter J website.

h) Eastside ditch maintenance.

Karen has not yet received a maintenance review for the Eastside ditch. If any work is proposed it will probably be for late fall 2023 or early spring 2024.

i) Workshops for homeowner interests.

Karen previously volunteered to be the lead on creating workshops for various homeowner concerns and interests that have come up in the past. Karen feels that workshops are more successful if they are headed by the homeowner(s) who has a strong initiative and interest in the issue of concern.

j) Cul de sac improvements.

Jessica suggested creating a template for cul de sac improvement guidelines and limitations.

10. New business.

a) Donation Policy.

Karen previously provided the Board with a Donation Policy draft. The draft will be reviewed and discussed at the next meeting. Nancy will provide standard formatting for the policy.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Karen moved to adjourn the meeting. Jessica seconded the motion. All were in favor and the meeting adjourned at 6:14 p.m.