

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday June 27, 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: Paul Boillot, Steve Foster, and Kim Hindman.

Guests: Lesley Beckworth and Mikenna Smith of Teton County Weed & Pest Control District.

1. Call to order.
Mike Keegan, President, called the meeting to order at 4:01 p.m.
2. Teton County Weed & Pest Control District (TCWP) guest speakers Lesley Beckworth and Mikenna Smith.
 - a) Invasive weeds.
TCWP will be remapping Rafter J for invasive weeds this summer. The map will help the Board's decisions for future weed management. Rafter J owners and the HOA are eligible for a cost share program, applications are available at www.tcweed.org. Invasive weed information packets are available at the Rafter J office.
 - b) Mosquitos.
Mosquito prevention is most effective prior to the adult stage. Mosquito management is determined through data collection and evaluation of community wide benefit. Permission from owners is required for spraying private property, and performed only if enough permissions are obtained within a given area. Mosquito information packets are available at the Rafter J office and online at www.tcweed.com. Rafter J residents are reminded to check the website prior to calling TCWP.
 - c) Ticks.
TCWP has a pilot study in progress for gathering ticks and testing for tick-borne pathogens.
3. Homeowners' issues and concerns.
 - a) Common area encroachment.
The Rafter J office previously received numerous complaints regarding owner encroachments on Rafter J common area. Owners will be notified of the violations.
 - b) Faded metal roofs.
The Rafter J office previously received numerous complaints regarding faded metal roofs. Upon reviewing the CCRs, metal roofs need to have a flat non-reflective colored finish when installed, and maintenance of the finish is not explicitly addressed. The Board will consult with the HOA Attorney if faded metal roofs are in violation of the CCRs.
4. Approval of Rafter J HOA minutes.
Jessica moved to approve the May 23, 2023 Board minutes. Kathie seconded the motion. It passed unanimously.

5. Financial report.

a) Review of May 2023 financials.

Karen had no concerns to report. Income is over budget primarily due to interest generated by the ICS account, and Professional expenses are over budget. One property is over 120 days past due.

Mike moved to approve the May financials. Jessica seconded the motion. It passed unanimously.

b) Transfer operating funds to ICS account.

Excess operating funds will be transferred to the ICS account where the funds are insured and receive a higher interest rate.

c) FY 2023-2024 budget format.

Other Income and Interest have been separated into two different line items. Capital Expenditures have been separated into two separate sections titled Reserve Expenses Dedicated and Reserve Expenses Other.

Jessica moved to approve the amended fiscal year budget ending June 30, 2024. Tracy seconded the motion. It passed unanimously.

6. Maintenance report.

a) Wilson ditch grates.

A grate located north of the access road/berm was removed because of safety issues related to rebar damage, and a grate is missing from the Percheron culvert. Reasoning for the grates was discussed. Mike will inspect the areas and instruct Cory on how to proceed.

b) South entry sign and light post – electrical update.

The electrical line that services the south entry sign and light post has been cut at the eastside ditch and at the end of Shorthorn. Better solar lighting for the sign was discussed. Jessica offered to contact WYDOT about installing a pole light.

c) Tensleep playset was painted.

d) Storage gate repairs.

The storage gate control board was damaged by lightning, and needs to be replaced with newer technology. Replacement is estimated at \$2,300.

7. ISD report.

a) Budgets.

Steve Foster, ISD Board member reported that State requirements are being met. The Amended FY 2022-2023 budget and the Final FY 2023-2024 budget have been submitted. Owners will be receiving a letter explaining ISD financial management, inclusive of a 4.8% annual assessment increase.

b) HOA-ISD joint workshop.

Steve reported that the joint workshop in May was productive.

8. DC report.

a) Stage Stop Inc. (3000 W. Big Trail Dr., Lot 333): Parking lot expansion response letter sent.

b) Jolly (3440 S. Shorthorn Dr., Lot 132) Roof alteration approved.

c) Kiser-Mattheis (3480 S. Winding Trail Dr., Lot 326-019): Addition approved.

d) Baldock (1920 W. Bunk House Dr., Lot 242): Fence approved.

- e) Pitchfork LLC (3195 S. Pitchfork Dr., Lot 27): Spa approved.
- f) Spaulding (1255 W. Bull Rake Dr., Lot 20): Asphalt roofing approved.
- g) Miller (1955 W. Homestead Dr., Lot 237): Asphalt roofing approved.
- h) Anderson (1250 W. Bull Rake Dr., Lot 21): Garage door approved.
- i) Hindman (1560 W. Pinto Dr., Lot 195): Deck not approved.
- j) Fox (3230 S. Single Tree Dr., Lot 270): Fence approved.
- k) Inukai (1225 W. Fresno Dr., Lot 26): Fence & patio approved.

9. Office report.

- a) HOA Director Candidates.

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

- b) Office closure.

The Rafter J office will be closed the week of July 2nd.

- c) Rule reminder.

Tracy suggested to add “rule reminders” to the annual mailing. A reminder of CCRs, Rafter J Rules, and property boundary awareness will be added to the annual meeting agenda.

10. Old business.

- a) Lot 333 usage update.

Stage Stop Inc. and the HOA are waiting for Court rulings of pending litigations. The Rafter J Design Committee and Stage Stop Inc. are working together on a parking lot expansion plan for Lot 333.

- b) FEMA Letter of Map Revision update.

A final plan is expected to be submitted to County Engineers soon, and once approved it will be submitted to FEMA, and be available for homeowners. It is anticipated that the new map will remove all homes from the flood plain zone, eliminating the requirement for homeowners to have flood insurance.

- c) Donation Policy.

The HOA Attorney is reviewing the proposed Donation Policy.

- d) Haying of common area.

The Board has discussed historical haying practices, created a list of pros and cons, and in consideration of the current weed abatement program they decided to have Jack Vosika to hay the common area this year. Cory will notify Jack.

- e) Osprey signage and education.

The signage is being respected and Karen suggested posting educational information regarding osprey and human interaction on the Rafter J website.

11. New business.

- a) Roadway signage to slow traffic.

Working together, the ISD and HOA Boards have identified five areas where pedestrian traffic is a concern. The HOA has portable roadway sign posts that can be modified with pedestrian crossing stickers.

Mike moved to purchase pedestrian crossing signage, not to exceed \$1000. Tracy seconded the motion. It passed unanimously.

- b) Traffic counter.

Jessica proposed to have the HOA purchase traffic monitor equipment to better understand traffic counts and vehicle speed, estimated at \$3200 inclusive of \$500 for training. Steve believes the ISD might be interested in using the equipment.

MEETING NOTE: Mike left the meeting at 5:34pm and Tracy resumed as Chair.

Kathie moved to purchase the traffic monitor equipment and training for \$3200. Karen seconded the motion. It passed unanimously.

c) TCWP cheat grass spraying.

TCWP has requested permission to spray Tract 3A and the water tank area for cheat grass.

Karen moved to allow TCWP to spray for cheat grass as proposed. Kathie seconded the motion. It passed unanimously.

d) Flat Creek water quality signage.

The Board received a request from Teton County Public Health (TCPH) to post educational water quality signage near Flat Creek. Karen offered to oversee the number of signs and placement.

Karen moved to allow TCPH to post water quality signage near Flat Creek. Jessica seconded the motion. It passed unanimously.

e) Protect Our Water Jackson Hole (POWJH).

Steve said he received an annual report from POWJH and will forward it to the Board members.

12. Review action items.

Action items were reviewed and completed items were removed.

13. Adjourn.

Karen moved to adjourn the meeting. Jessica seconded the motion. All were in favor and the meeting adjourned at 6:02 p.m.