

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday September 26, 2023, 4:00 p.m.  
Rafter J Office and Online <https://zoom.us/>

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MINUTES

In Attendance:

Directors: Tracy Baiotto, Jessica Brown, Aida Farag, and Brian Merritt.

ISD Director/Liaison: Steve Foster

Staff: Nancy Henderson, and Cory Kulacz.

Property Owners: Troy Beauchamp, Scott Larson, Vern Martin, Peggy McAvoy, and Janice Smith.

1. Call to order.  
Tracy Baiotto, President, called the meeting to order at 4:00 p.m.
2. Homeowners' issues and concerns.
  - a) Otto & Brian Remlinger (3060 S. Bridle Dr., Lot 318): Proposal, Flat Creek trout habitat improvements.  
Otto and Brian were unable to attend and will present their proposal at the next meeting.
  - b) Peggy McAvoy (1790 S. Pack Saddle Dr., Lot 294): "No Outlet" sign at end of Big Trail Drive.  
Peggy is concerned about an increase in cars that use Pack Saddle Drive as a turnaround and suggested a "No Outlet" sign be posted to deter vehicles from driving down Pack Saddle Drive unnecessarily.  
Following discussion, the proposed location of posting a sign on the existing "End Bike Route" sign on the corner of Collar Drive and Big Trail Drive was not agreeable. One possible sign location could be on Big Trail Drive just west of Larsen Dentistry. Steve said Rafter J ISD will follow up with this concern at their next meeting.
3. Approval of Rafter J HOA minutes.  
Brian moved to approve the August 22, 2023 draft Annual meeting minutes and the August 29, 2023 HOA Board meeting minutes. Aida seconded the motion. It passed unanimously.
4. Financial report.
  - a) Review of August 2023 financials.  
Financials were reviewed. Two homeowner accounts over 90 days past due, both have been referred to the HOA Attorney.  
  
Brian moved to approve the August financials. Aida seconded the motion. It passed unanimously.
5. Maintenance report.
  - a) South entry sign lighting update.  
A large solar light was installed to illuminate the south entry sign. To avoid monthly fees, the Board agreed to have the electrical meter temporarily disconnected.
  - b) Storage gate repair update.  
The storage gate is working, and the original entry codes have not changed.

c) Playground mulch.

New mulch has been installed in the Tensleep playground.

d) Flat Creek stabilization area.

Fencing of the stabilization area will remain in place for the winter to protect new willows from being eaten by moose (as recommended by Brian Remlinger, original project manager).

e) Trail barrier and signage by Lot 201.

Cory installed a log barrier between Lot 201 and the service road/berm to deter foot traffic and dogs from trespassing on Lot 201. Additional signage will also be installed as directed by Jessica.

6. ISD report.

a) ISD activities.

The ISD Board is working on updating water usage contracts, updating annual assessments, and the new asphalt patch at the Rafter J south entry will be repaved. The next ISD meeting is scheduled for Thursday November 16<sup>th</sup> at 6:00 p.m.

b) Water tank fencing.

The HOA previously asked Jorgensen to prepare a fencing proposal for the water tanks. Steve offered to follow up with a site inspection of the area where fencing is proposed.

c) Teton County Water Quality Master Plan.

Steve is representing Rafter J ISD in the County's Water Quality Master Plan development process. The County is accepting public comment through the end of November, more information can be viewed at <https://engagetetoncountywy.com>. An understanding of Rafter J landscape management and water management practices and how they impact water quality and water conservation will be discussed by the HOA and ISD.

7. DC report.

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

b) Allen (1655 W Big Trail Dr. #704, Lot 327-704): Windows & doors approved.

c) Chapin (1910 W Bunk House Dr., Lot 241): Paint siding and trim approved.

d) Kline (1500 W Clydesdale Dr., Lot 160): Roofing approved.

e) Steve Stuchal (1540 W Pinto Dr., Lot 197): Shed not approved.

8. Office report.

a) Annual employee reviews due prior to October 20<sup>th</sup>.

Directors from the HOA and the ISD will conduct annual reviews for Cory and Nancy.

b) Health insurance.

The BCBS health insurance plan is up for renewal November 1<sup>st</sup>.

c) Office closure.

The Rafter J office will be closed October 6<sup>th</sup>.

9. Old business.

a) Lot 333 usage update.

The HOA filed an action with the Teton County district court asking the court to declare that the use of Lot 333 for multi-family apartment style housing as proposed by Stage Stop Inc. is not permitted by Rafter J CCRs. Stage Stop Inc. has filed a counter claim stating that the proposed use is allowed. Both parties have asked the court to rule in their favor without going to trial. A decision from the court is expected before November. The claims are public record.

b) Encroachment of irrigation on common area update: Cedarwoods unit.

Letters were sent to the owners of the Cedarwoods 800 building, requesting the responsible party to remove the sprinklers that are in the Rafter J common area. Remediation of capping the sprinkler heads as opposed to removing the irrigation line was discussed. Troy commented that the sprinklers have been in place for at least 15 years, he believes the sprinklers were approved to be tapped into the Cedarwoods common area system, and the timer is controlled by a Cedarwoods homeowner. The owners will be allowed 30 days from the date of the original letter to respond to this issue.

c) Traffic/Speed counters update.

Data retrieval from the traffic/speed counters will occur tomorrow. The HOA and the ISD intend to use the data to better understand traffic activity and to improve safety concerns.

d) Jorgensen proposals for Adams Canyon projects.

Jorgensen has drafted three proposals to address Adams Canyon concerns. The proposals address trail easements, fencing of water tanks, and boundary adjustment of the storage area. Tracy will send the final drafts to the Board, to be approved at the next Board meeting. Budget allowances are expected to be exceeded.

Jessica motioned, pending final contracts, to move forward with the trail easement proposal, estimated at \$11,050 and the water tank fencing proposal, estimated at \$19,000. Brian seconded the motion. It passed unanimously.

e) Pathway signage.

Kathie Brazinski, previous to this meeting in response to a homeowner concern, volunteered to contact Friends of Pathways regarding safety recommendations. Steve stated that the ISD is overseeing signage improvements and will address any safety concerns.

10. New business.

a) Commercial lot property usage.

The Board previously sent a letter to all four commercial lot owners reminding them that the CCRs stipulate that commercial lots are to be used for commercial purposes, not residential usage. Comments from the commercial property owners were received. Aida and Brian are drafting a response letter. Scott requested to have all correspondence regarding this issue made public. The Board discussed Scott's request, and are concerned about disclosing personal information.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Brian moved to adjourn the meeting. Aida seconded the motion. All were in favor and the meeting adjourned at 5:38 p.m.