

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday October 24, 2023, 4:00 p.m.  
Rafter J Office and Online <https://zoom.us/>

---

MINUTES

In Attendance:

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

ISD Director/Liaison: Steve Foster.

Staff: Nancy Henderson.

Property Owners: Sadek Darwiche, Karen Jerger, Scott Larson, Brian and Otto Remlinger.

1. Call to order.  
Tracy Baiotto, President, called the meeting to order at 4:00 p.m.
2. Guest Speaker: Cristi Byers, Teton County Public Engagement Specialist was unable to attend and will be asked to reschedule.
3. Homeowners' issues and concerns.
  - a) Otto & Brian Remlinger (3060 S. Bridle Dr., Lot 318): Proposal, Flat Creek trout habitat improvements.  
Otto and Brian presented a proposal to improve Flat Creek trout habitat. The Board is concerned about impacts on other wildlife, impeding human recreation such as tubing, topsoil disturbance from construction, funding, and flood plain issues. Downsizing the proposed project or phasing the work over multiple years was discussed. The Board recommends getting input from Game & Fish and asked Otto to research resources for outside funding. Brian was reminded that the Rafter J Bylaws (VII.4), due to the amount of the proposed expense will be subject to a bidding process.
4. Approval of Rafter J HOA minutes.  
Brian moved to approve the September 26, 2023 Board meeting minutes. Jessica seconded the motion. It passed unanimously.
5. Financial report.
  - a) Review of September 2023 financials.  
Financials were reviewed. One homeowner account is over 120 past due and an intent to lien letter will be sent to the homeowner.  
  
Jessica moved to approve the September financials. Brian seconded the motion. It passed unanimously.
  - b) Lower Valley Energy (LVE) 2022 patronage certificate.  
Following discussion, the Board agreed to redeem the current value of the LVE 2022 patronage certificate valued at \$57.26.
  - c) Teton County Weed and Pest (TCWP) reimbursement.  
Rafter J received \$2,000 from TCWP for participating in the Invasive Species Cost-Share Reimbursement program.

6. Maintenance report.
  - a) Traffic counters.

Traffic counters were installed at Gateway Church and Children’s Learning Center (CLC) for the ISD.
  - b) Tree trimming.

Common area trees located east of Stirrup, north of Beaverslide, and east of Black Baldy were trimmed or removed due to safety issues.
7. ISD report.
  - a) 2023 election.

The terms for Steve Foster and Eileen Mosman are expiring, an election notice will be posted in the JH News and Guide 11/22/23.
  - b) Next ISD meeting.

The next ISD meeting is November 16<sup>th</sup> at 6:00 p.m.
  - c) Teton County Water Quality Master Plan.

Steve is representing Rafter J ISD in the County’s Water Quality Master Plan development process who can communicate and questions or comments from the HOA Board at the next County meeting.
  - d) South entry roadway repair.

The roadway above the eastside ditch/Tensleep culvert has been re-graded and will be repaved. Weather conditions may delay repaving, causing plowing of the roadway to be a concern. Steve will follow up with Cory and Westwood Curtis Construction.
8. DC report.
  - a) Stage Stop Inc. (3000 W. Big Trail Dr., Lot 333): Parking lot expansion not approved.
  - b) Stuchal (1540 W Pinto Dr., Lot 197): Shed approved.
  - c) Spellman (1550 W Colt Dr., Lot 205): Detached guest suite not approved.
  - d) First Baptist Church (3335 S. Cow Camp Dr., Lot 252): Paint approved.
  - e) Kuzloski (1960 W. Buck Rail Dr., Lot 219): Asphalt roofing approved.
9. Office report.
  - a) Annual employee reviews.

Representatives from the ISD and HOA Boards completed annual employee reviews and implemented salary and benefit changes.
10. Old business.
  - a) Lot 333 usage.

A response from the HOA is due to the court this Thursday regarding the HOA civil suit filed with the Teton County district court. Kathie is working on updating the Rafter J website to improve access to court documents.
  - b) Encroachment of irrigation on common area: Cedarwoods.

The HOA received verification that an irrigation line in Rafter J common area located west of the Cedarwoods 800 building is controlled by a Cedarwoods owner and the line is tapped into the Cedarwoods common area irrigation system. Following discussion, the Board agreed to send a letter to Cedarwoods HOA, asking them to remediate the encroachment.

c) Traffic/Speed counters.

Data obtained from Big Trails, Tensleep, Gateway Church, and CLC was given to Jessica and the ISD Board. The HOA and the ISD intend to use the data to better understand traffic activity and to improve safety concerns. More tubing was ordered for spring data collection.

d) Jorgensen proposals for Adams Canyon projects.

The HOA has contracted with Jorgensen to survey the Rafter J properties in Adams Canyon, produce a topographical map of the area, and create a legal description and exhibit of the trail easement. Rafter J contact information will be provided to Jorgensen by Tracy. A contract with Jorgensen for a plan to fence the water tanks is being finalized. Steve requested that the ISD be involved with the water tank fencing process.

e) Commercial lot property usage.

Aida is finalizing a letter to the commercial property owners which responds to comments made by the commercial property owners regarding current usage.

f) Winter wildlife disturbance.

Kathie has received input on how other areas in the county and public lands address wildlife disturbance issues and she can advise on actions to take when warranted.

11. New business.

None.

12. Review action items.

Action items were reviewed and completed items were removed.

13. Adjourn.

Brian moved to adjourn the meeting. Jessica seconded the motion. All were in favor and the meeting adjourned at 5:00 p.m.