

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday November 28, 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, and Cory Kulacz.

Property Owners: Chuck Harris, Karen Jerger, and Gina Lipp.

1. Call to order.
Jessica Brown, Vice President, called the meeting to order at 4:02 p.m.
2. Homeowners' issues and concerns.
 - a) Chuck Harris (1190 W. Hay Sled Dr., Lot 57): Residential trash management.
Chuck is concerned about overflowing trash cans without secured closed lids that are put out for pickup, and recommends residents to utilize the Teton County recycling center; Overflowing trash could become dispersed, exposed trash could be a wildlife attractant, and the County requires bear resistant trash cans. The Board will include a trash management reminder in the monthly Board update.
 - b) Karen Jerger (1190 W. Hay Sled Dr., Lot 57): Eastside ditch maintenance.
Karen offered to spearhead a project to work with Teton Conservation District and the Von Gontard Manager to continue eastside ditch maintenance. Karen will provide the Board with a historical summary to be discussed at the next meeting.
3. Approval of Rafter J HOA minutes.
Kathie moved to approve the October 24, 2023 Board meeting minutes. Brian seconded the motion. It passed unanimously.
4. Financial report.
 - a) Review of October 2023 financials.
Financials were reviewed, Kathie noted multiple credits received and a credit issued to a homeowner for referring Cory for employment (reference HOA Board meeting 10/25/2022). Legal expenses are expected to exceed the allotted budget. The Board will review the budget in January, specifically to evaluate individual line-item overages.

Aida moved to approve the October financials. Brian seconded the motion. It passed unanimously.
 - b) Two properties are over 120 days past due; The accounts were referred to HOA legal counsel.
5. Maintenance report.
 - a) Beaver activity.
Beaver damming activities in the ditch, located along the side of Tensleep Drive between Big Trail Drive and Beaver Slide Drive, caused flooding on neighboring properties and roadways. A vendor was

called in to trap the beavers, but none were caught and there is no evidence of further activity. Tracy thanked Cory for his timely efforts to mitigate the issue.

b) Big Trail playground damage.

Two small plexiglass windows were broken out on the Big Trail playset. There are no safety concerns, the broken material was removed, and Cory is replacing the plexiglass.

c) Trail signage by Lot 201.

Common area trail signage was installed to direct users to the creek side of the flood berm/access road, with the intent to minimize trail traffic near Lot 201.

6. ISD report.

a) Teton County Water Quality Master Plan (WQMP).

Steve is following WQMP activities. Details can be found online at <https://publicinput.com/tetonwaterqualityplan>.

b) South entry roadway repair.

Repaving of the south entry roadway, above the eastside ditch/Tensleep culvert was completed.

c) Lift station #1 pump blockages.

Over the past six months, cloth items and tennis balls have been found in the eastern sewer lift station, resulting in pump malfunctions and unnecessary expenses to Rafter J ISD. A notice will be added to the HOA monthly Board update, reminding residents not to flush foreign objects down the toilet and to make sure sewer clean outs are covered with secured caps.

d) ISD Board Election.

The election for 2 Board seats is on 3/19/24, candidates shall file between 12/20/23-1/9/24.

e) ISD meeting.

The next ISD meeting is January 11th at 6:00 p.m.

7. DC report.

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

b) Macker: Garage door approved.

c) Wilson (1195 W. Hay Sled Dr., Lot 52): New residence pending.

8. Office report.

a) Storage area.

Vehicle registrations were inspected in the storage area, one vehicle is of concern and is being followed up accordingly.

9. Old business.

a) Lot 333 usage.

The court is supposed to present a written ruling 90 days from 11/9/23 regarding the HOA civil suit filed with the Teton County district court, but a delay is expected due to the overall volume of cases currently being handled by the court. For a detailed list of all court activities (Record of Action List) and to request court documents, contact CODC@tetoncountywy.gov and reference case #2023-CV-0018831.

b) Jorgensen proposal for Adams Canyon water tank fencing project.

The Board reviewed a proposal submitted by Jorgensen for a plan to fence the Rafter J water tanks, located in Adams Canyon. The intent is to preserve trail access and protect Rafter J water. Following discussion, the Board is in favor of the proposed survey work, fencing compliance research, and fence layout. The Board prefers to wait on the fence staking until after the survey and compliance requirements are finalized. The Board also prefers to consult with the ISD prior to committing to the fence staking portion of the proposal.

Tracy moved to accept the survey, research, and layout portions of the Jorgensen fencing proposal at a cost of less than \$16,550. Brian seconded the motion. It passed unanimously.

c) Commercial lot property usage.
Tabled.

10. New business.
None.

11. Review action items.
Action items were reviewed and completed items were removed.

12. Adjourn.
Aida moved to adjourn the meeting. Kathie seconded the motion. All were in favor and the meeting adjourned at 4:51p.m.

An executive session was held by the Board after the meeting.