

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS EXECUTIVE MEETING  
Monday February 13, 2023, 4:00 p.m.  
Rafter J Office and Online <https://zoom.us/>

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MINUTES

In Attendance:

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

Staff: Nancy Henderson.

Guest: Kevin Gregory, HOA Attorney.

1. Call to order.

Mike Keegan, President, called the meeting to order at 4:08 p.m.

2. Stage Stop Inc. Anticipatory Breach.

The HOA sent a letter to Stage Stop Inc. dated 2/2/23 asking for confirmation of their intent to comply with Rafter J CCRs and seek approval of residential usage of Lot 333. A response from Stage Stop Inc. was not received within the ten (10) days provided.

Mike motioned to proceed with the action of filing an Anticipatory Breach of Contract claim against Stage Stop Inc. Karen seconded the motion.

Discussion:

HELD IN EXECUTIVE SESSION AND REDACTED FOR ATTORNEY-CLIENT PRIVILEGE

Following discussion and after close of privileged executive session:

With no further discussion Mike asked for a vote. Mike, Karen and Tracy voted in favor of the motion. Jessica and Kathie abstained from the vote. The motion carried by majority votes in favor.

3. Adjourn.

Mike adjourned the meeting at 4:14 p.m.

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday February 28, 2023, 4:00 p.m.  
Rafter J Office and Online <https://zoom.us/>

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MINUTES

In Attendance:

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

Staff: Nancy Henderson.

Property Owners: Dorian, Jim and Sadek Darwiche, Lloyd Dorsey, Jim Huspeck, Anna Knaeble, Ed Krajsky, Judy Legg, Gina Lipp, Gisela Siwek, and Chad Strand.

Guest: Don Tolson, Valley Landscaping.

1. Call to order.  
Mike Keegan, President, called the meeting to order at 4:00 p.m.
2. Homeowners' issues and concerns.
  - a) Jody Donnelly (1230 W Hay Sled Dr., Lot 61): Board review of woodpile violation.  
Mike is in contact with Jody's attorney to resolve this issue.
3. Approval of Rafter J HOA minutes.  
Jessica moved to approve the January 31, 2023 Board minutes. Tracy seconded the motion. It passed unanimously.  
  
Karen moved to approve the February 13, 2023 Executive minutes. Kathie seconded the motion. It passed unanimously.
4. Financial report.
  - a) Review of January 2023 financials.  
Karen was concerned with the number of properties listed on the Late Dues report, but Nancy clarified there are no over 60-day issues at this time.  
  
Jessica moved to approve the financials. Tracy seconded the motion. It passed unanimously.
  - b) Savings account.  
Karen has secured a 2% interest rate on the federally insured ICS savings account.
5. Maintenance report.
  - a) Snow removal.  
Cory was unable to attend the meeting due to snow removal. Mike complimented Cory's efforts during this heavy snow season.
  - b) Bike crossing sign at Tensleep/Big Trail damaged.

Mike suggested the HOA Board and ISD Board meet and work together to update roadway and pathway signage.

6. ISD report.

Karen attended the 2/22/23 ISD Board meeting and reported: The ISD attorney is working on updating water agreements, the ISD Board will be working on the 2023-2024 budget at future meetings, and the ISD is financially responsible for replacing the Eastside ditch/Tensleep culvert.

7. DC report.

- a) Brown (3410 S Appaloosa Dr., Lot 177): Windows, doors, and siding approved.
- b) Arnold (1655 W Big Trail Dr., Lot 327-101): Window not approved.

8. Office report.

- a) Office will be closed March 8<sup>th</sup> and reopen the 20<sup>th</sup>.

9. Old business.

- a) Lot 333 usage update.

The County has followed up on complaints received by the HOA regarding Lot 333 activities.

The Rafter J HOA Attorney sent a letter to Stage Stop Inc. on 2/2/23 requesting confirmation of the intent to comply with the CCRs and seek approval of residential usage of Lot 333 via an amendment to the CCRs. A response was not received from Stage Stop Inc. within the allotted ten (10) days, and the HOA filed an Anticipatory Breach of Contract claim against Stage Stop Inc. to make sure Rafter J CCRs are followed.

Sadek Darwiche is concerned about an HOA Board member having a conflict of interest in participating in HOA Board decisions because the Board member is also involved with the Stage Stop Inc. PUD application appeal process. Sadek questioned if the HOA Board acted too quickly in filing the claim, resulting in legal expenses for the HOA, when there was no imminent threat from Stage Stop Inc. Sadek stated that Stage Stop Inc. will continue to pursue its rights and will follow the CCRs.

- b) Open Space Plan workshop update.

Karen provided an update: The Open Space workgroup reviewed correspondence from neighbors adjacent to the proposed pond trails. Their comments were helpful in guiding the workgroup discussion about implementing recommendations in the Open Space Plan. As a starting point, the workgroup has prioritized maintenance of existing trails, control of noxious and invasive weed species and addressing problems related to dogs. The workgroup also reviewed the request for a memorial bench on the trail system but is not ready to present a final plan to the Board. The Open Space Plan is available in the Rafter J office and on the Rafter J website. Tracy offered to help clarify the workgroup process by composing a summary to be posted on the website. The next Open Space Plan workshop should be in April, depending on the snowpack.

- c) Proposed Commercial Caretaker Rule.

The Board received a letter from Stage Stop Inc. in opposition of the proposed commercial caretaking rule. Sadek understands and respects the reasoning for having the rule but believes the proposed rule needs to be voted on by Rafter J owners, the same as CCR amendments, and he feels that the owners of commercial properties should have been consulted prior to composing the proposed rule. The Board will postpone their vote on the rule until the next Board meeting, allowing commercial owners to provide additional comments.

d) Flat Creek restoration area.

Jessica consulted Brian Remlinger, who originally oversaw the Flat Creek restoration project. Jessica recommends not adding additional topsoil to the area and to continue irrigation for another season. The tarp fencing will remain in place.

e) Storage area fencing.

Jessica is researching durable and aesthetically pleasing fencing options for the storage area. Initial research expects this to be an expensive project which will require extensive discussions on funding. Nancy suggested that Chris Moulder, Rafter J Design Committee Architect be consulted. Additional vegetation is also a screening option.

10. New business.

a) Dan Tolson, Valley Landscape 2023 common area services.

The first two years of the three-year noxious weed control program have shown good results, especially with reducing Canada Thistle. Dame's Rocket and Western Sticktight were also targeted. Cheat Grass in the storage area was sprayed in 2022 and should be sprayed every other year, if needed. Germination of Canada Thistle in the areas of Adams Ditch that were cleaned out in 2021-2022 will be monitored in 2023. The Board asked Dan to meet with Cory, Rafter J Maintenance Supervisor to review landscape services and to clarify the chemical spraying notification process. Dan asked the Board to consider a Trout Friendly lawn care program for park areas, and he is available to discuss beekeeping if anyone is interested.

Owner participation for weed maintenance was discussed. Proper education of remediation is recommended if a volunteer program is implemented.

b) Bear resistant trash cans.

The County is tagging non-compliant trash cans.

c) Dog waste management proposal.

Tracy is overseeing the development of a dog waste management proposal. Discussions have included updating Rafter J Rule #3 to include waste cleanup, to organize volunteer clean up days, improved signage, offer education opportunities to residents, and to find a viable trash receptacle option. Tracy will submit a proposal at the next Board meeting.

Jessica provided information on an App that can be used to gather data and highlight areas of concern. The data could be used to manage the issue of dog waste more effectively. Jessica will provide more information at the next Board meeting.

The Board intends to install bear resistant trash cans for dog waste and is waiting to see if the type of cans that are installed on County property will make sense for Rafter J. Residents are reminded to pick up and properly dispose dog waste.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Mike moved to adjourn the meeting. Tracy seconded the motion. All were in favor and the meeting adjourned at 5:20 p.m.