

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday December 19, 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, Aida Farag, and Brian Merritt.

ISD Director/Liaison: Steve Foster.

Staff: Nancy Henderson, and Cory Kulacz.

Property Owners: Gina Lipp, and Jim Turley.

1. Call to order.  
Tracy Baiotto, President, called the meeting to order at 4:03 p.m.
2. Homeowners' issues and concerns.
  - a) Gina Lipp (1535 W. Pinto Dr., Lot 201): Common area maintenance.  
Gina is concerned about dog waste not being picked up in the common area. The Board agreed to add a reminder regarding common area maintenance to the monthly Board update.
  - b) Karen Jerger (1190 W. Hay Sled Dr., Lot 57): Eastside ditch maintenance.  
Karen was not able to attend, but previous to the meeting she provided the Board with a historical summary of eastside ditch maintenance. Karen has inquired about applying for a grant from Teton Conservation District, and the Board will review the allotted reserve long-term capital cost. Tracy will maintain contact with Karen.
3. Approval of Rafter J HOA minutes.  
Brian moved to approve the November 28, 2023 Board meeting minutes. Kathie seconded the motion. It passed unanimously.
4. Financial report.
  - a) Review of November 2023 financials.  
Financials were reviewed. Professional expense, specifically legal expense, is high due to Lot 333 issues and the allotted budget is expected to be exceeded. Year to date expense for Repairs, Maintenance and Shop is high primarily due to storage gate repairs. Beaver mitigation expenses were not budgeted.  
Jessica moved to approve the November financials. Brian seconded the motion. It passed unanimously.
5. Maintenance report.
  - a) Snow removal reminders.
    - The Rafter J speed limit is 25 mph, please adjust vehicle speed for winter conditions.
    - Parking on Rafter J roads is not allowed year-round, please respect parking restrictions to help snow removal, violations will be strictly enforced.
    - Do not push or blow snow into roadways, violations will be strictly enforced.
    - Trash receptacles, on pickup days, are to be kept on driveway not in roadway.
    - Rafter J is not responsible for snow buildup at driveway edge.

- Snow plowing generally occurs in the early morning, and ice scraping generally occurs in the afternoon when temperatures warm up.
- Please notify the Rafter J office 48 hours in advance if snow removal is needed to gain access to a specific space in the Rafter J storage area.

b) Flat Creek signage.

Aida requested the removal of two outdated signs that are located along Flat Creek. The signs are blue in color and associated with the Protect Our Water Jackson Hole organization. Gina commented that there are five signs and they are from Teton Conservation District. Aida offered to meet with Gina to confirm which signs are to be removed.

c) South entry lighting.

Cory is working on improving lighting at the south entrance and will provide the Board with cost updates. The long-term goal is to restore electricity to the sign and light post. Cory believes there is not a “Tensleep” street sign at the south entry and a sign would be helpful. Installation of reflective tape on existing posts was mentioned.

d) Front loader.

The Board asked Cory for an update on front loader repairs. Functionality of the loader, actual usage, and outside vendor contract services was discussed. The Board will reconsider selling the front loader.

6. ISD report.

a) Lift station #1 pump blockages.

Blockages in lift station #1 continue to be a problem. Cory is working on installing a Deragger device to resolve the issue. Another 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.

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

The comment period to the County regarding the plan has been extended to January 18th. Details can be found online at <https://publicinput.com/tetonwaterqualityplan>.

c) ISD Board Election.

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

d) Meetings.

The HOA Board would like to have a HOA-ISD joint meeting in January or February. The next ISD meeting is January 11<sup>th</sup> at 6:00 p.m.

7. DC report.

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

b) Wilson (1195 W. Hay Sled Dr., Lot 52): New residence approved.

8. Office report.

a) Semiannual payments for dues and storage are due by January 1, 2024.

b) The office will be closed December 20<sup>th</sup> and reopen December 29<sup>th</sup>.

c) A 2<sup>nd</sup> violation letter (\$25 fine) was sent to an owner for parking in the roadway.

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. For a detailed list of all court activities (Record of Action List) and to request court documents, contact [CODC@tetoncountywy.gov](mailto:CODC@tetoncountywy.gov) and reference case #2023-CV-0018831.

b) FEMA Letter of Map Revision (LOMR) request update.

Meridian Engineering responded on December 8<sup>th</sup> to questions submitted by FEMA and a response from FEMA is expected within 90 days as of December 8<sup>th</sup>.

10. New business.

a) 2024 meeting calendar and office holidays.

Aida moved to approve the 2024 meeting calendar and office holidays as presented. Kathie seconded the motion. It passed unanimously.

b) Childrens Learning Center lighting (Lot 331).

The Rafter J office has received multiple complaints regarding the brightness of new parking area lighting located on Lot 331. Nancy has been in contact with Josiah Nash, Teton County Facilities Maintenance Manager, who is working on resolving the issue. The County has ordered shrouds for the fixtures, but delivery and installation will take a while. The Board discussed reduction in the amount of time that the lights are on, and sensors to manage lumination strength, both of which might be solutions if the shrouds are not effective and if the County does not have liability concerns.

c) Silver Star Communications fiber connection.

Silver Star has reached out to the HOA about the Silver-Light Project which proposes to install fiber lines throughout Rafter J. Tracy will contact the Silver Star representative and set up a meeting to discuss the proposed project.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Jessica moved to adjourn the meeting. Aida seconded the motion. All were in favor and the meeting adjourned at 5:10 p.m.

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