

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday January 30, 2024, 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: Chris Braun, Lloyd Dorsey, Jim Huspek, Karen Jerger, Gina Lipp, Jan Lovett, Audra Schultheis, and Janice Smith.

1. Call to order.

Tracy Baiotto, President, called the meeting to order at 4:01 p.m.

2. Homeowners' issues and concerns.

a) King Eider HOA Board: Interest in dissolving King Eider HOA.

Audra Schultheis and Chris Braun were in attendance for the King Eider Board. King Eider HOA would like the Attorneys for Rafter J and King Eider to discuss the idea of dissolving King Eider HOA into Rafter J HOA. The Rafter J Board is okay with the Attorneys meeting, at King Eider's expense. The Rafter J Board requested King Eider to do their due diligence and submit a proposal to Rafter J. Steve Foster commented that King Eider can contact Eileen Mosman, ISD Director and King Eider owner, who can address any questions that might involve Rafter J ISD. Chris Braun asked if the Rafter J Board had any initial opinions on the feasibility of the proposal being brought to full fruition. The Board noted that there were a lot of moving parts that needed to be addressed.

b) Karen Jerger (1190 W. Hay Sled Dr., Lot 57): Eastside ditch maintenance update.

Karen is in the final stage of completing a Teton Conservation District (TCD) grant application for partial funding, totaling \$5000, to line the eastside ditch with bentonite. This is proposed as a joint project with Paul Von Gontard, who is the Appropriator of the ditch. The net cost to the HOA is estimated not to exceed \$10,000. The product lifespan of bentonite is 3-5 years. A similar project was completed in 2019 resulting in a noticeable reduction of water in the crawlspaces of properties located near the eastside ditch. Karen will obtain approvals from Von Gontard and a Rafter J homeowner whose property line crosses the southern end of the ditch. A letter from the Board to TCD, supporting the project and naming Karen as the HOA representative was suggested.

Jessica moved to approve Karen's submittal to Teton Conservation District. Kathie seconded the motion. It passed unanimously.

c) Safety concern: Ice fishing on Walden Ponds; Review Rafter J Rule #17.

Multiple concerns were received by the Rafter J office regarding ice fishing activities on Walden Ponds. Rafter J Rule #17 prohibits skating, swimming, boating and pets in the ponds. Walking on the ice is a safety issue. Nancy will add a reminder in the monthly update to owners and Jessica offered to help Cory with ordering additional signage.

3. Approval of Rafter J HOA minutes.
Aida moved to approve the December 19, 2023 Board meeting minutes. Brian seconded the motion. It passed unanimously.
4. Financial report.
 - a) Review of December 2023 financials.
Financials were reviewed. The expense for storage gate repairs was reclassified from Repairs, Maintenance and Shop to Reserve Expenses-Dedicated, thus improving budget tracking.
Brian moved to approve the December financials. Jessica seconded the motion. It passed unanimously.
 - b) Reserve Study.
The Reserve study is being updated and will be completed by March 26th.
5. Maintenance report.
 - a) Flat Creek signage.
Aida, at the last meeting requested removal of multiple signs located along Flat Creek because the signs are inaccurate and not supported by actual data. Cory will verify with Aida which signs to remove, and Gina offered to return the signs to Teton Conservation District.
6. ISD report.
 - a) Lift station #1 pump blockages.
Blockages in lift station #1 on the eastern side of Rafter J continue to be a problem.
 - b) Meetings.
The HOA and ISD Boards met January 23rd to discuss shared interests and they plan to meet again in May. The next ISD Board meeting is 2/22/24 at 6pm.
 - c) ISD Board Election.
The election for 2 Board seats is on 3/19/24; Candidates are Steve Foster, Eileen Mosman, and Vicky O'Donoghue. Three volunteers are needed to count ballots on 3/20/24.
 - d) Water Operator Certification.
Cory has received Water Operator Certification.
 - e) Water quality and supply.
Steve is working with Sue Lurie of the County Planning Commission to understand proposed LDR revisions regarding how water quality and supply will be addressed for the Northern South Park development. Steve recommends, and the HOA Board is in support of sending the Commissioners a letter, from the HOA and ISD that addresses Rafter J concerns.
Janice asked if Rafter J has a Source Water Protection Plan in place and offered to provide Steve with resources to move forward with a plan.
7. DC report.
None.
8. Office report.
 - a) The temporary mail carrier for Rafter J is completing a mailbox inventory. All mail that has been delivered to unused mailboxes will be returned to the sender.

b) Corporate Transparency Act (CTA).

The Beneficial Ownership Information Reporting Requirement (BOI), required by the CTA is due by 1/1/25 and will be submitted prior to the due date in August after the HOA Board election.

9. Old business.

a) Lot 333 usage.

On 1/17/24 Teton County district court, Judge Owens, ruled on the HOA civil suit in favor of Stage Stop, declaring the use of Lot 333 for multi-family apartment style housing as proposed by Stage Stop Inc. is permitted by Rafter J CCR's. The HOA Board held an executive session on 1/23/24 and voted to appeal the decision. 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) Silver Star Communications fiber optic connection.

Silver Star will be holding an open house at the Rafter J office 2/6/24, 5:00pm – 7:00pm to inform residents about a proposal to install fiber optic lines in Rafter J and to provide information on the multiple fiber optic service providers that will be available. The HOA Board wants resident feedback on whether or not to proceed with this project. The open house notice will be included in the monthly update.

c) Cedarwoods encroachment of irrigation on common area.

Cedarwoods HOA previously informed the Board that encroaching irrigation lines will be capped as requested but would like Rafter J to consider leaving the line active for safety, in case of common area fires. Following discussion, the Board prefers Cedarwoods be in compliance with Rafter J CCR's and disable the irrigation lines.

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

Aida as a private citizen previously submitted comments to the County, addressing multiple concerns with the WQMP. She noted that lack of data collection and source water protection are major concerns that could impact Rafter J. The Board of County Commissioners (BCC) will be presented the final WQMP draft at a public workshop tentatively scheduled on March 12, 2024. More information is available at <https://engagetetoncountywy.com/>.

e) FEMA Letter of Map Revision (LOMR) request.

Meridian Engineering is continuing to work with FEMA.

10. New business.

a) Common area clean-up.

Rafter J residents will have an opportunity in late February or early March to help clean up the common areas as a group. The clean-up will focus on, but not be limited to, dog waste removal. Signage and messaging will be posted in advance.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Aida moved to adjourn the meeting. Jessica seconded the motion. All were in favor and the meeting adjourned at 5:33 p.m.

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