

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday February 27, 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 (Cory arrival 4:58 p.m.).

Property Owners: Karen Jerger.

1. Call to order.

Tracy Baiotto, President, called the meeting to order at 4:00 p.m.

2. Homeowners' issues and concerns.

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

Teton Conservation District (TCD) awarded \$4,925.00 for the Eastside Irrigation Ditch project. Karen is authorized to be the Grantee Representative for the project and will be responsible for the TCD Final Report, due by February 1, 2025. During construction, Karen offered to coordinate communications with a homeowner whose property line crosses the ditch.

A side project to clean out the Hay Sled ditch has been suggested by the eastside ditch Appropriator, but no action regarding this request is required at this time.

b) Joseph Sebastian (1530 W Percheron Dr., Lot 149): Wilson ditch maintenance.

Joseph was not in attendance but communicated to the Rafter J office a concern about homes located near Wilson ditch that have increased water in crawlspaces when irrigation water is flowing. Joseph would like the ditch, between Big Trail Drive and the south boundary of Rafter J, to be graded/cleaned out. The Board asked Nancy to contact the Wilson ditch Appropriator about ditch maintenance.

*Update: Nancy spoke to Chase Lockhart on 2/28/24 who inspects and cleans out Wilson ditch as needed. He suggested, if more extensive maintenance is wanted, the HOA should present a proposal to Roger Seherr-Thoss, the ditch Appropriator. The other downstream properties with water rights will also need to be contacted if there is any proposed action.

c) Gina Lipp (1535 W. Pinto Dr., Lot 201): Dog signage by Flat Creek.

Gina was unable to attend the meeting but requested by email to add signage near Flat Creek that reflects Rafter J Rule #3: "All pets must be restrained or shall be leashed and accompanied by a responsible person. All loose pets shall be subject to Teton County Animal Control policies and penalties. Dog owners are required to pick-up dog waste and dispose of it in a waste can." The Board discussed different signage options and tabled the issue.

d) Playground paths.

The Rafter J office received a request for the HOA to shovel a path to the Big Trail playset. Paths have been made through the Big Trail playground area by someone other than the person who is requesting

the HOA to do it. Someone also clears a path through the Tensleep playground area. Having a safe passage to bus stops was discussed.

3. Approval of Rafter J HOA minutes.

Brian moved to approve the January 30, 2024 Board meeting minutes. Kathie seconded the motion. It passed unanimously.

4. Financial report.

a) Review of January 2024 financials.

Financials were reviewed. There were no concerns.

Brian moved to approve the January financials. Kathie seconded the motion. It passed unanimously.

b) FY 2024-2025 budget.

Kathie asked the Board and staff to think about and provide suggestions for next year's fiscal budget.

5. Maintenance report.

a) Dodge 5500 sanding truck.

The sanding truck was damaged in an accident and is being repaired.

b) Walden ponds signage.

Cory found "thin ice" signs in the maintenance shop. Installation of the signs either permanently or seasonally was discussed.

6. ISD report.

a) ISD Board Election.

The election for 2 Board seats is on 3/19/24; Candidates are Steve Foster, Eileen Mosman, and Vicky O'Donoghue. Ballots will be counted on 3/20/24.

b) Pathway easements.

The ISD has been working on updating existing pathway easements and the ISD Attorney is following up with the County.

c) Fire hydrants.

Steve has a safety concern regarding snow levels around fire hydrants. This issue was discussed at the 2/22/24 ISD Board meeting where the ISD agreed to develop a program in which homeowners can volunteer to help Cory keep the hydrants clear.

d) Water quality and supply.

Per a suggestion from Chris Colligan, Teton County Project Manager, the ISD is holding off on writing a letter to County Commissioners regarding Rafter J water quality concerns (as mentioned at the January HOA meeting), pending the ISD proposed development of a Rafter J Source Water Protection Plan that could potentially be included in the Teton County Land Development Regulations (LDRs).

7. DC report.

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

b) Spellman (1550 W Colt Dr., Lot 205): Detached guest suite not approved.

c) Preuit (1650 W. Quarterhorse Dr., Lot 181): Windows and garage door approved.

d) Schiller (1040 W. Longhorn Dr., Lot 128): Hot tub and deck not approved.

8. Office report.

a) Storage area.

Homeowners are asked to 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.

9. Old business.

a) Lot 333 usage.

The HOA Notice of Appeal regarding Civil Action 18831 was filed. 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) SilverLight Fiber Network connection project.

The majority of 31 responses received from Rafter J residents regarding proposed installation of fiber optics were in favor of the project. Concerns include contractor bonding and warranty, easements, mitigation of infrastructure damage, and property restoration. Before moving forward with this project, the Board would like more information from Silver Star, inclusive of a plan to secure easements and a proposed contract agreement. Forming a homeowner committee to work with Silver Star was discussed. Tracy offered to contact Silver Star.

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

The engineering methods used for the LOMR request have been accepted and upon local final review, Meridian Engineering will send the request to FEMA.

d) Childrens Learning Center lighting (Lot 331).

Nancy has been in contact with Josiah Nash, Teton County Facilities Maintenance Manager, who reported that the lights will be managed by timers and the plan to install shrouds on the fixtures is still in progress. The lights are expected to shut off at 10 p.m. Compliance with preserving the dark night sky was questioned by the Board. Nancy was asked to follow-up with the County before the next Board meeting.

e) Jorgensen proposals for Adams Canyon projects.

Jessica will finalize the Jorgensen trail easement proposal and the water tank fencing proposal, as approved at the September 26, 2023 HOA Board meeting.

10. New business.

a) Bear-resistant trash cans.

Teton County has asked Rafter J HOA to remind residents of bear-resistant trash can rules. As of March 15, 2024 Teton County will be giving enforcement notices to residents who are not compliant with Teton County Land Development Regulations (LDRs) bear-resistant rules. More information can be found online at <https://www.tetoncountywy.gov/650/Bear-Resistant-Trash-Containers>.

b) HOA Attorney.

Kevin Gregory, the current HOA Attorney, is moving out of state and the Board is looking for new legal representation. Recommendations of possible candidates can be forwarded to the Board.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Kathie moved to adjourn the meeting at 5:07 p.m.

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