

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday March 19, 2024, 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: Ryan Block, and Janice Smith.

1. Call to order.  
Tracy Baiotto, President, called the meeting to order at 4:04 p.m.
2. Homeowners' issues and concerns.
  - a) Ryan Block (1200 W. Fresno Dr., Lot 40): Storage space agreement extension.  
Ryan is in the process of selling his residence but will be residing in the home after the closing date. The Board discussed the short time frame of the requested extension and considered the existing snow conditions.  
  
Brian moved to allow Ryan to extend the use of his storage area space to April 20, 2024. Kathie seconded the motion. It passed unanimously.
3. Approval of Rafter J HOA minutes.  
Jessica moved to approve the February 27, 2024 Board meeting minutes. Brian seconded the motion. It passed unanimously.
4. Financial report.
  - a) Review of February 2024 financials.  
Financials were reviewed. There were no concerns.  
  
Brian moved to approve the February financials. Jessica seconded the motion. It passed unanimously.
  - b) Reserve Study and FY 2024-2025 budget.  
The Board reviewed an updated draft of the Reserve Study for adjustments, potential 2024-2025 projects, and discussed budgeting \$50,000 for the 2024-2025 dedicated reserve. A draft of the proposed FY 2024-2025 budget will be presented at the next Board meeting, April 30<sup>th</sup>.
5. Maintenance report.  
None.
6. ISD report.
  - a) Snow removal equipment and vehicle repairs.

Steve reported that one usable plow was fabricated from the two plows that recently broke down, and outside vendors were hired to maintain snow removal services. The ISD will be discussing options for plow replacement.

b) Next meeting.

The next ISD meeting is scheduled for April 10, 2024.

c) Water quality and supply.

Steve attended a workshop on 3/12/24 where the Teton County Water Quality Management Plan (previously named Teton County Water Quality Master Plan) was presented. Steve and Aida will follow up with a letter to the County regarding their concerns. Steve has obtained a Rafter J Source Water Protection Plan that was created in 2004 and is updating it with the intention of having it integrated into the Teton County Land Development Regulations regarding the Northern South Park Plan.

d) South entry roadside erosion.

Jessica is concerned about erosion along the roadside at the Rafter J south entrance. Steve and Cory will address this concern.

7. DC report.

a) Schiller (1040 W. Longhorn Dr., Lot 128): Hot tub and deck approved.

b) Vatter (1955 W. Bunk House Dr., Lot 246): Shed approved.

c) Milburn (1655 W. Big Trail Dr., Lot 327-13): Door and window approved.

d) The review process for an application previously submitted has escalated, requiring legal consultation, and is expected to be resolved soon.

8. Office report.

a) Homestead mailbox damage.

The package recovery mailbox keys/locks at the Homestead mail kiosk were vandalized 3/1/24 and will be repaired by the post office. It is a federal offense to damage mailboxes.

b) Office closure.

The Rafter J office will be closed 3/27/24 and will reopen 4/4/24.

9. Old business.

a) Lot 333 usage.

Substitution of HOA legal counsel for 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](mailto:CODC@tetoncountywy.gov) and reference case #2023-CV-0018831.

b) SilverLight Fiber Network connection project.

Before moving forward with the proposed fiber optic project, Tracy offered to follow-up with Silver Star about obtaining a written agreement. When received, it was suggested to form a committee to review the agreement. The Board agreed to allow a SilverLight flyer to be posted on the Rafter J bulletin boards.

c) Childrens Learning Center (CLC) lighting (Lot 331).

The Board is not satisfied with the time is taking to mitigate the excessive lighting of the CLC parking area. Nancy was asked to draft a formal letter of complaint to be sent to the County Code Enforcement office.

d) HOA Attorney.

The Board spent a lot of time and energy to secure legal representation for the HOA. Garland Law Office LLC has been retained as HOA counsel for regular business. Parsons Behle & Latimer has been retained as HOA counsel for Civil Action 18831.

e) Wilson ditch maintenance.

Nancy will compile information on the historical maintenance activities associated with the ditch.

f) Jorgensen agreements for Adams Canyon projects.

The HOA has contracted with Jorgensen for Adams Canyon survey work, water tank fencing compliance research, and a proposed water tank fence layout.

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

The LOMR request has been submitted to FEMA who has 90 days to respond.

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 at 5:07 p.m.