

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday June 25, 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.

Staff: Nancy Henderson, and Cory Kulacz.

Property Owners: Jim and Dorian Darwiche, Eric Friedlander, Chuck Harris, and Karen Jerger.

Guest Speaker: Morgan Graham from Teton Conservation District.

1. Call to order.

Jessica Brown, Vice President, called the meeting to order at 4:00 p.m.

2. Morgan Graham: Landscaping with native plants.

Aida invited Morgan to the meeting to provide information and advise the HOA on landscaping with native plants. Making sure plants are native to Teton County is important for helping the environment, reducing maintenance, and conserving water. Residents are encouraged to visit the website www.tetonconservation.org for advice, detailed information, and resources. Participation in the Trout Friendly Lawns Program is also recommended <https://jhcleanwater.org/initiatives/trout-friendly-lawns/>.

Aida asked if supplemental watering is essential in propagating native plants and if grant funding is available. Morgan responded that supplemental water helps the installation, but typically it takes three years for plants to be fully established and grant funding is possible. Submitting a formal letter of support to the District was suggested.

3. Homeowners' issues and concerns.

a) Volunteer Weed Pull Day.

Karen Jerger, with the help of Teton County Weed and Pest, has organized a Rafter J Weed Pull Day where residents can learn to identify problem plants and help keep them from spreading. Specialized tools, snacks, and cold drinks will be provided. RSVP to office@rafterj.org, or just show up in the front parking lot of CLC (daycare) building on Saturday July 20th, 9-11a.m.

b) Osprey nest area.

Disturbance of the osprey nest during nesting season is a concern. The area is not being hayed and in the future the area below the osprey nest will not be sprayed for weeds.

c) E-bikes.

Residents are reminded that e-bikes are not allowed on unpaved surfaces; Rafter J Rule #31.

d) Temporary shelter requests due to Teton Pass closure.

The Teton County Board of Commissioners approved a Teton County Emergency Declaration that allows for the use of temporary shelters, and also approved a Resolution specific to Lot 333 that

allows sheltering commuters until July 29th. Property owners interested in providing temporary shelter opportunities need to submit a form to the County and HOA permission is required. The Children's Learning Center has HOA permission for two trailers to house their employees. The interests of Lot 333 are not known at this time. Owners can get more information on the County website <https://www.tetoncountywy.gov/>.

4. Approval of Rafter J HOA minutes.
Brian moved to approve the May 21, 2024, Board meeting minutes. Aida seconded the motion. The motion passed unanimously.
5. Financial report.
 - a) Review of May 2024 financials.
Financials were reviewed. Legal expenses are over budget.

Aida moved to approve the May financials. Brian seconded the motion. The motion passed unanimously.
 - b) Interest rate on ICS account.
The ICS account interest has been increased to 4.5%.
6. Maintenance report.
 - a) Mailbox kiosk painting.
Gonzales Lopez Painting will be painting all the mailbox kiosks in July.
 - b) Spectrum cable repairs.
Spectrum has been repairing existing cable lines in the area along Big Trail Drive, between Arabian and Winding Trail.
 - c) Dead willows near Appaloosa.
A homeowner previously reported a safety concern to the Rafter J office regarding dead willows in the common area south of Appaloosa. Cory was asked to evaluate the concern.
7. ISD report.
 - a) Meetings.
The next ISD meeting is the Budget Hearing on Monday July 15th at 6:00 p.m.
 - b) Discussions and projects (provided by Aida).
 - Traffic counters are being installed at the commercial lot entrances.
 - Pathway easements are expected to be discussed between HOA and County Attorneys.
 - Aida has asked the ISD Board to post ISD meeting dates on the Rafter J website.
 - The annual Water Quality Report is posted on the Rafter J website.
8. DC report.
 - a) Stage Stop Inc. (3000 W. Big Trail Dr., Lot 333): Stage Stop Inc. has not provided a timeline for fulfilling the conditions of the 3/14/24 conditionally approved parking lot expansion.
 - b) Inukai (1225 W. Fresno Dr., Lot 26): Fence changes approved.
 - c) Hugie (3455 S. Shorthorn Dr., Lot 134): Roof approved.
 - d) MJK/LSK RT-Keegan (3075 S. Stirrup Dr., Lot 310): Shed addition approved.

- e) Weber (1765 W. Diamond Hitch Dr., Lot 290): Fence and shed approved.
 - f) Kline (1500 W. Clydesdale Dr., Lot 160): Fence approved.
 - g) Flinch-Baiotto (1170 W. Brangus Dr., Lot 94): Shed and front porch extension approved.
9. Office report.
- a) Teton Conservation District (TCD) Access Agreement.
The Access Agreement for TCD has been updated to include access for TCD contract employees.
 - b) HOA Candidates.
Candidates are needed for HOA Board of Directors Election. Statements are due by July 12th.
 - c) Payments.
Semiannual and annual fees are due July 1st.
 - d) Office closure.
The Rafter J office will be closed July 22nd and reopen July 30th.
 - e) Flyer request.
Teton County School District has asked to post a flyer regarding job openings for bus drivers. Because it is a government entity and a direct community benefit, the Board agreed to post the flyer on the bulletin boards for one month.
10. Old business.
- a) Lot 333 usage.
The Supreme Court hearing date has not yet been set.
 - b) SilverLight Fiber Network connection project.
HOA legal counsel is working on the agreement to install fiber optic lines. Efforts are being made to ensure boring is utilized, as opposed to trenching. Owners, if they choose to install fiber to their home, should refer to the map that is being drafted, and be aware of the impacts that trenching may have on their property.
 - c) Enforcement of no truck campers per Rafter J CCR VII.3.g.
The Board has been discussing enforcement of the CCR rule that does not allow truck campers on Residential and Multi Dwelling Lots, and per legal review, the HOA will enforce truck camper violations. Owners have until October 31, 2024, to come into compliance. In the meantime, owners can pursue a CCR Amendment to change the rule.
 - d) FEMA Letter of Map Revision (LOMR) request.
No update.
 - e) Adams Canyon projects.
The Adams Canyon survey is completed. Jorgensen is working with Pathways on the trail easement, trail connections, and trail re-route around the water tanks.
11. New business.
- a) CCR/Rule review by HOA Attorney.

The HOA Attorney has recommended reviewing existing policies for consistency with the CCRs, and to memorialize clarifications in rules as opposed to policies. The Board is currently looking at updating defunct CCRs, clarifying the rule regarding records inspections, memorializing the 3-day leniency for parking RVs, and creating specific definitions and restrictions for vehicles. The Board will be firm with the enforcement of the rules and avoid variances. Variances granted by previous Boards are being evaluated. Owners are encouraged to provide input and comments on proposed rules.

b) Tract 3A preservation.

The agreement to sell one of the three development rights associated with Tract 3A is on hold due to a PUD requirement. The Board is in the early stages of considering a conservation easement for Tract 3A that will provide tax benefits and formally protect the area from development.

c) Open space encroachments.

The Board is discussing encroachment issues again, and with legal guidance will formulate a resolution/solution regarding enforcement of violations. Issues ranging from mowing to personal structures are being addressed.

12. Review action items.

Action items were reviewed and completed items were removed.

13. Adjourn.

Aida moved to adjourn the meeting. Brian seconded the motion. The motion passed unanimously, and the meeting ended at 5:25 p.m.