

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday August 27, 2024, 4:00 p.m.
Rafter J Office and Online <https://zoom.us/>

MINUTES

In Attendance:

Directors: Tracy Baiotto, Kathie Brazinski, Aida Farag, and Brian Merritt.

Staff: Nancy Henderson, and Cory Kulacz.

Property Owners: Lloyd Dorsey, and Lynn Yut.

1. Call to order.
Tracy Baiotto called the meeting to order at 4:00 p.m.
2. Director Election results and Election of Officers.
At the August 20th annual meeting Tracy Baiotto was elected for a 2-year term and Kathie Brazinski was elected for a 3-year term.

Aida moved to retain the current Officers; Tracy will serve as President, Jessica as Vice President, Kathie as Treasurer, Brian as Secretary, and Aida as Member at Large. Brian seconded the motion. The motion passed by majority vote.
3. Homeowners' issues and concerns.
 - a) Gina Lipp (1535 W. Pinto Dr., Lot 201): Management of habitat marsh area.
Gina was unable to attend the meeting. The Board reiterated from the last Board meeting that Brian Remlinger has offered to provide historical information regarding water inlet and outlet gates, and cattail management. Input from Teton Conservation District will be included in the Board's follow-up.
 - b) Lloyd Dorsey (1235 W. Hereford Dr., Lot 68): Storage area proposal.
Lloyd requested an update on his storage area proposal that was discussed at the last Board meeting, and he also requested a response to his list of non-compliance issues regarding storage area policy and rules. The Board is still reviewing the suggestions, and no specific actions have been decided. Lloyd requested that he receive the Board decisions in writing.
4. Approval of Rafter J HOA minutes.
Kathie moved to approve the July 30, 2024, Board meeting minutes. Brian seconded the motion. The motion passed by majority vote.
5. Financial report.
 - a) Review of July 2024 financials.
Income was \$58,282, regular expenses were \$31,103. A small reimbursement for a liability insurance miscalculation was received. Expenses for dog waste management was mentioned as a concern at the HOA annual meeting. Costs could be reduced if residents use their own bags and use the HOA bags only as a backup. Removal of dog waste from the common area is beneficial to all residents.

Brian moved to approve the July financials. Aida seconded the motion. The motion passed by majority vote.

6. Maintenance report.

a) Office windows.

The seal on the front office window located to the right of the door is broken. This is a reserve expense but is not scheduled for replacement this year. An estimate of \$982 to replace the glass was received.

Kathie moved to replace the window glass. Brian seconded the motion. The motion passed by majority vote.

b) Office and garage painting.

Painting the exteriors of the office and garage is budgeted for this fiscal year. Estimates were received. Office painting can be completed under budget but the estimate for garage painting is over budget. The Board agreed to move forward with painting the office and discussed the need to paint the garage. Some areas of the garage could use touch-up painting and will be re-evaluated for full painting in the spring.

c) South entry sign lighting update.

Cory received an informal estimate to restore electricity to the south entry sign for \$17,000-\$26,000, not including trenching. An alternative of installing better quality solar lighting was discussed and Cory offered to obtain an estimate.

7. ISD report.

The next ISD meeting is Tuesday September 10, 2024, at 6:00 p.m.

8. DC report.

None.

9. Office report.

a) Office holiday.

The Rafter J office will be closed Monday September 2, 2024, for Labor Day.

10. Old business.

a) Lot 333 usage.

The HOA is waiting on Wyoming Supreme Court ruling regarding the proposed residential usage of Lot 333. Case documents can be viewed on the Rafter J website <https://www.rafterj.org/lot-333-proposed-usage/>.

b) SilverLight Fiber Network connection project.

The agreement with Silver Star is finalized. The Board will organize communication with the owners.

c) Enforcement of no truck campers per Rafter J CCR VII.3.g.

The enforcement of no truck campers is pending due to a proposed amendment of CCR VII.3.g in which fifty signatures are currently being collected. Once the signatures are verified, the HOA Attorney will review the amendment for advancement to a vote of the HOA owners.

d) CCR/Rule review by HOA Attorney.

The Board is continuing to work on updating rules and policies. The Rafter J Ranch Homeowner's Association Rules revisions, adopted by the Board at the 8/20/24 HOA annual meeting, will be included in the monthly update to owners.

e) Fence painting request by Design Committee.

The Board agreed to include a reminder to owners in the monthly update that maintenance of fences includes painting both sides of the fence.

11. New business.

a) CCR amendments.

There are three other CCR amendments, in addition to the previously mentioned amendment, being proposed in which the initial signatures from fifty owners are being collected. More information will be available at the Rafter J office.

b) Topics from owner suggestions provided at the HOA annual meeting to be discussed in the future.

- Tract 3A survey: A new survey, using the most recent technology, is needed.
- Consideration/responsibility for expenses: HOA owns the land and ISD provides services.
- Ditch maintenance plan.
- Vehicle speed management.
- Storage area review.
- Fair and reasonable fees.
- Dog waste management.
- Wildlife friendly fencing around water tanks.
- Purchase Cedarwoods tennis courts.

c) Ditch maintenance.

Lloyd believes that cleaning out the ditch located north of Hereford might help with reducing water in his crawl space. Aida believes improvements can be made by removing vegetation from ditches that are located on the outer edges of Rafter J. The Board reminded Cory to consult with Chase Lockhart about crawl space water concerns specifically caused by Wilson ditch. The Board asked Cory to consult Paul Sandretto regarding proper ditch maintenance.

12. Review action items.

Action items were reviewed and completed items were removed.

13. Adjourn.

Brian moved to adjourn the meeting. Aida seconded the motion. The motion passed by majority vote, and the meeting ended at 5:08 p.m.