

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday September 24, 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: Lloyd Dorsey, Chuck Harris, Jim Huspek, Karen Jerger, and Gina Lipp.

1. Call to order.

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

2. Homeowners' issues and concerns.

a) Residential use on commercial property: Larsen Dentistry.

Scott Larsen previously contacted the Board about a HOA rule or CCR change to allow a caretaker residence on a commercial Lot. The Board will respond to Scott regarding the process of changing Rafter J Rules and CCRs.

b) Lloyd Dorsey (1235 W. Hereford Dr., Lot 68): Adams Canyon easement and storage area.

Lloyd has concerns and questions about increased public use on Rafter J land that is located in the Adams Canyon area. The Board is currently working on an easement to clarify public trail use that historically has been allowed. Lloyd provided handouts for the Board to review, and previously emailed (9/13/24) information to the HOA and ISD Boards. Lloyd asked the Board, as part of the easement process, to address mountain bike use on the trails and wildlife impacts. The Board is concerned with impacts of trail damage and mentioned that winter closures are already in place to protect wildlife.

Lloyd believes the storage area could be expanded by removing existing County easements and leasing adjacent land. He is also concerned about suspected commercial use within the storage area. Chuck commented that he is aware of many homeowners who advocate storage area improvements.

c) Gina Lipp (1535 W. Pinto Dr., Lot 201): Management of habitat marsh area.

Gina noted that it is too late in the season to manage cattails in the marsh area located northeast of Cedarwoods, but she would like the issue to be addressed by the Board as a primary concern to protect wildlife usage. Input from Teton Conservation District will be gathered by Aida to be included in the Board's follow-up. Jessica suggested that Gina could help by spearheading a focus group to advise the Board on future actions.

d) Karen Jerger and Chuck Harris (1190 W. Hay Sled Dr., Lot 57): CCR amendment follow up.

Karen and Chuck have gathered enough signatures to advance a vote for a CCR amendment that clarifies vehicle parking on residential Lots. Karen questioned the next steps, and asked if she could have direct communication with the HOA Attorney if there is a legal review. The legal review is to

determine if the amendment is legal, not to comment on content. Following Board discussion, the timeline to bring the vote to the members is set for January to allow other proposed amendments to be combined into one ballot. Aida offered to oversee the legal review process.

e) Other homeowner issues and concerns.

The Board is addressing multiple complaints regarding storage of materials, parking, and firewood.

3. Approval of Rafter J HOA minutes.

Kathie moved to approve the August 27, 2024, Board meeting minutes. Brian seconded the motion. The motion passed by majority vote.

4. Financial report.

a) Review of August 2024 financials.

Income was \$37,800, regular expenses were \$28,000. \$25,000 year to date interest has been earned on the ICS account.

Brian moved to approve the August financials. Jessica seconded the motion. The motion passed unanimously.

5. Maintenance report.

a) Ditch maintenance.

Historical maintenance and suggestions from Paul Sandretto of Westwood Curtis will be helpful in creating a long-term maintenance plan for ditches that are owned by Rafter J. Karen would like the drainage ditch located south of Hay Sled to be addressed.

b) South entry lighting improvement.

Jessica suggested contacting Lower Valley Energy for alternative electrical connection suggestions.

c) Street sign repairs.

The Barb Wire Drive street sign has been repaired. The Bridle Drive street sign is splintered and has not been repaired.

d) Common area willow maintenance.

A maintenance plan to address dead willow branches in the common area coincides with and can be included in the ditch maintenance plan. Homeowners are reminded that maintenance of common area vegetation needs to be approved by the Board.

6. ISD report.

- Financial monitoring is ongoing, and annual assessments are adjusted to prevent special assessments.
- EPA requirements are being followed up.
- The ISD and the HOA Boards are working together on the SilverLight fiber project.
- Brian Schilling will be involved in the October annual staff reviews.
- The next ISD meeting is Wednesday October 23, 2024, at 6:00 p.m. (later changed to 10/22/24).
- Insurance Services Office (ISO) Report was submitted to the Fire Department. Fire suppression information is submitted to help determine general population insurance premiums. Jessica offered to provide resources for hydrant testing.

7. DC report.
 - a) Stewart (1655 W. Big Trail Dr., Lot 327-203): Skylights approved.
 - b) McGee (1045 W. Longhorn Dr., Lot 122): Concrete driveway approved.
 - c) Schaefer (1255 W. Fresno Dr., Lot 24): Pathway approved.

8. Office report.
 - a) Beneficial Ownership Information Reporting (BOIR) requirement under the Corporate Transparency Act was submitted. The report needs to be updated when the HOA contact information changes.

9. 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 being amended. Liability for water/sewer utility damage is being discussed. Utility locates will begin September 25th with the eastern section of Rafter J to be completed before winter and the western section to be completed in spring 2025. Owners will be updated on construction activities and will be provided sign up information.

 - c) Clarification of new Rules adopted 8/20/24.

The Board is reviewing the process of enforcing rules, if it is necessary to clarify the three-day recreational parking rule, and if Attorney language needs to be added to the 8/20/24 Rules. The allowance of parking box trailers for three days, if they are being used for recreational purposes was discussed. Box trailers are currently not allowed to be parked on a residential Lot, the CCRs allow ten days for compliance if there is a violation.

 - d) CCR/Rule review by HOA Attorney.

The Board is continuing to work on updating rules and policies. Priority has been given to reviewing Storage and Fines documents.

 - e) Storage area management.

Tracy and Brian will be reviewing Lloyd Dorsey's suggestions from previous communications to improve management of the storage area. Following discussion, it is best to coordinate any clarifications or changes to the existing Storage Area Agreement with the semiannual/annual payment schedule.

10. New business.
 - a) Board priorities.

Tracy presented a project summary for the Board to review. An update on priority projects will be included in the next meeting agenda.

 - b) Halloween pedestrian safety.

Ideas to promote pedestrian safety during trick or treating included using cones on side streets to deter non-local vehicle traffic and setting up alternative parking areas. Safety suggestions will be included in the October monthly update.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Jessica moved to adjourn the meeting. Brian seconded the motion. The motion passed unanimously, and the meeting ended at 5:51 p.m.