

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday January 28, 2025, 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.

Staff: Nancy Henderson.

Property Owners: Lloyd Dorsey, Chuck Harris, Paula Hughes, 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) Jim Turley (1655 W. Big Trail Dr., Lot 327-804): Wildfire mitigation.

Jim Turley did not attend the meeting. The Board will contact the Fire Department regarding wildfire preparedness and invite them to attend a future HOA meeting.

b) Dog incident.

The Rafter J office recently received a report regarding a serious incident involving an aggressive dog that is owned by a Rafter J tenant. Nancy was unable to notify the homeowner because identification of the Rafter J residence was not provided. The complainant contacted the sheriff's office.

Uncontrolled dogs are prohibited in Rafter J.

c) Vehicle accident at north entrance.

Previous to the meeting, the HOA Board was made aware of Board of County Commissioners (BCC) communications regarding a vehicle accident that occurred on HWY 89 at the north entry of Rafter J. The BCC notified WYDOT, who investigated the issue and concluded that a traffic light is not recommended. The Board is following up with WYDOT.

d) Snow storage.

The Board is looking into a concern that a property in Rafter J is currently allowing storage of offsite snow.

e) Lloyd Dorsey (1235 W. Hereford Dr., Lot 68): Storage area.

Lloyd has submitted multiple letters to the Board regarding clarification of what types of vehicles are allowed in the storage area and he is concerned with inconsistencies between the various governing documents. The Board is updating the storage area documents.

f) Paula Hughes (3085 S. Bridle Dr., Lot 323). Community garage sale.

Paula asked the Board to support the idea of having a community garage sale in Rafter J. Paula's enthusiasm is appreciated by the Board who is open to reviewing a specific, organized plan.

g) Lot 331, Children's Learning Center (CLC) lighting.

Paula asked why CLC's parking lot is lit up at night. The Board explained that the property is owned by the County, they are required to have lighting, and the lighting conforms to HOA and County rules and regulations.

h) Moose harassed by loose dog.

A report of a Husky type dog harassing three moose near Northeast Forty Townhomes was previously reported to the Rafter J office. The complainant contacted the Game Warden and Nancy contacted the property owner who was reported as being responsible for the dog.

3. Approval of Rafter J HOA minutes.

Jessica moved to approve the December 17, 2024, Board meeting minutes. Brian seconded the motion. The motion passed by majority vote. Aida abstained from the vote.

4. Financial report.

a) Review of December 2024 financials.

Income was \$37,073 and regular expenses were \$28,590. Other expenses totaling \$10,041 included East ditch repair and Adams Canyon Trail Easement. There are no concerns at this time.

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

b) Reserve study update.

Kathie presented a bid proposal from Association Reserves (AR) to update the current Reserve. There are no substantial changes anticipated that will affect the components, and the Reserve is well funded at this time. Kathie will look into a budgeting tool that is offered by AR.

Jessica moved to delay the Reserve update another year. Brian seconded the motion. The motion passed unanimously.

c) Delinquent dues.

The Board will discuss delinquent accounts in executive session.

d) Eastside ditch expense.

Rafter J is expected to reimburse Melody Ranch/Paul Von Gontard directly for a portion of the bentonite expense. The Eastside ditch project was previously approved and budgeted for FY 2024-2025.

5. Maintenance report.

a) Cory's time off.

Backup plow drivers and a Primary Water Operator are available to cover Cory's duties.

6. ISD report.

None.

7. DC report.

a) Remlinger (3060 S. Bridle Dr., Lot 318): Shed approved.

b) Kellogg-Morrell (3380 S. Appaloosa Dr., Lot 174): Sauna re-approved.

8. Office report.

None.

9. Old business.

a) Commercial Lot usage.

There have been no updates since the last HOA Board meeting.

b) SilverLight Fiber Network connection project.

Installation of fiber optic lines on the west side of Rafter J is scheduled to occur this spring.

c) Proposed CCR amendments update.

Two proposed CCR amendments with the initial fifty required signatures have been received and reviewed by the HOA Attorney. Edits from the Attorney have been forwarded to the petitioners for review. The HOA will pay for the legal reviews and the petitioners will pay for the mailing. If the petitioners agree, the final ballot to owners will be delayed until April since more amendments are expected to be submitted. Chuck Harris, one of the petitioners, is in favor of waiting until April. Chuck asked if he would have access to which properties turn in a ballot to avoid redundant canvassing, if he could have blank ballots to distribute while canvassing, and if the context for the amendment can be included with the ballot. Nancy informed Chuck that the context will be included with the ballot and Aida will ask the HOA Attorney about best practices regarding voter information.

d) Adams Canyon projects.

Tracy re-capped project activity. A project summary is available at the Rafter J office. Trail easement exhibits and the water tank fence plans have been finalized by Jorgensen.

Tracy moved to approve the fence design and an exemption letter that are to be submitted to the County by Jorgensen for a fence permit. Jessica seconded the motion. The motion passed unanimously.

Before moving forward with the trail easement, the Board discussed obtaining land appraisals to determine land value, tax impacts, and development right considerations.

Tracy moved to obtain land appraisals for the trail easement on Tract 3A and water tank properties. Jessica seconded the motion. The motion passed unanimously.

e) Wildlife Committee.

A Wildlife Committee Charter draft is available at the Rafter J office for anyone who is interested in joining the committee. Aida has been designated as the HOA Board member who will be on the committee and will be the liaison between the committee and the Board. Nancy will assist Aida as needed.

f) CCR/Rule update.

HOA legal counsel has advised the Board to make two changes to the Rafter J Rules. One proposal is to add to the top of the Rules, "Notwithstanding these rules, the CCRs shall remain in full force and effect."

Kathie moved to add the statement, "Notwithstanding these rules, the CCRs shall remain in full force and effect" to the top of the Rafter J Rules. Jessica seconded the motion. The motion passed unanimously.

The other proposal is to add to Rule #32, “This 3-day grace period rule only allows record title owners of residential or multi-family lots, or their lessees, to park their recreational vehicles, as described in the rule. It does not allow guests of record title owners of residential or multi-family lots, or their lessees to park their recreational vehicles in the Rafter J subdivision at any time.” Following discussion, the Board tabled a decision.

10. New business.

a) Board strategy session.

The Board previously held a strategic session to prioritize projects. Spring projects involve SilverLight construction, commercial lot usage, finance charge policy and lien process, CCR/Rule/Policy updates, ditch maintenance strategy/plan, weed/mowing test plots, enforcement priorities, storage lot management, and road/pathway safety.

11. Review action items.

Action items were reviewed.

12. Adjourn.

Brian moved to adjourn the meeting. The meeting ended at 5:20 p.m.