

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday July 29, 2025, 4:00 p.m.
Rafter J Office and Online <https://zoom.us/>

MINUTES

In Attendance:

Directors: Kathie Brazinski, Jessica Brown, and Aida Farag.

Staff: Nancy Henderson.

Property Owners: Karen Jerger.

1. Call to order.

Jessica Brown, Vice President, called the meeting to order at 4:03 p.m.

2. Homeowners' issues and concerns.

a) Mosquitoes.

Many residents are concerned about mosquitoes. Teton County Weed and Pest (TCWP) monitors Rafter J mosquito activity, and will not be spraying to control adult mosquitoes. Over 90% of owner permission is needed for TCWP fogging to take place. The Board will discuss possible treatment plans for next summer. Residents are encouraged to utilize the Teton County Weed and Pest website, as opposed to calling directly, regarding information on mosquitoes <https://www.tcweed.org/>.

The Board has not given permission to anyone to solicit pest control services door to door. One vendor has been asked to stop solicitation.

b) Ditches.

Many reports have been received about trail flooding and stagnant water issues that are directly related to the irrigation ditches. The Board has contacted the Wyoming State Engineers office about water rights and ditch master responsibilities. The HOA will be working with a consultant to map the ditches and water rights, develop a ditch maintenance plan, and work with irrigators to implement the plan. Owners are encouraged to contact the Rafter J office if they have issues with crawlspace water that is related to an irrigation ditch that is adjacent to their property.

c) BBQ safety awareness.

Residents are asked to be aware of wildland fire concerns and take safety precautions when operating a BBQ. It is also recommended that BBQs are properly maintained and stored to prevent them from being a bear attractant.

d) Common area encroachment.

Please respect your property boundary and do not encroach the Common Area. Refer to the 2024 aerial photo provided online at <https://gis.tetoncountwy.gov/portal/apps/sites/#/teton-county-gis-hub> if you are unsure of your property boundary.

e) E-bikes.

Residents are reminded that e-bikes are not allowed on dirt trails within Rafter J. An owner previously asked the Board to install instructive signage.

3. Approval of Rafter J HOA minutes.
Kathie moved to approve June 24, 2025, Board meeting minutes. Aida seconded the motion. The motion passed unanimously.
4. Financial report.
 - a) Review of June 2025 financials.
Income was \$38,311 and regular expenses were \$42,246, inclusive of a homeowner claim for \$476 to repair landscape damage previously caused by the snow plow. Reserve expenses totaled \$13,217. There are no concerns.

Aida moved to approve the financials. Kathie seconded the motion. The motion passed unanimously.
5. Maintenance report.
 - a) Water tank fencing.
A tall wire fence, with barbwire on top, will be installed soon. The fence is intended to protect Rafter J water source by deterring people from entering the tank area.
 - b) Homestead/Big Trail culvert.
Erosion of the culvert is a concern. Jessica reported that Cory is working with the ISD to replace the Homestead/Big Trail culvert.
 - c) South entry electrical repair.
Power has been restored to the south entry sign. Restoring power to the south entry pole light is still in progress.
 - d) Street sign painting and repairs.
Street sign painting has been completed. The street signs on Brangus and Bridle have been repaired.
 - e) Storage area weeds.
Overgrown weeds in the storage area is a concern. Historically, storage area users have primarily maintained the regular weeds and the HOA has managed the noxious weeds. Cory is working on a plan to cut down the overgrown weeds.
6. ISD report.
 - a) The fiscal year 2025-2026 Budget and annual assessment have been approved.
 - b) The next ISD meeting is August 13, 2025.
7. DC report.
 - a) Ninnemann (1920 W. Buck Rail Dr., Lot 223): Addition approved.
 - b) Core Ventures (3481 S. Winding Trail Dr., Lot 326-023): Roof approved.
 - c) Pitchfork LLC (3195 S. Pitchfork Dr., Lot 27): Deck railing approved.
 - d) Jorgenson (3435 S. Hay Loft Dr., Lot 212): Roof and sky lights approved.
 - e) Staehr (3255 W King Eider Rd., Lot 325-045): Pergola approved.
8. Office report.
 - a) The September HOA Board meeting has been changed to the 23rd.

b) Annual meeting.

Annual meeting packet/election ballots were mailed to owners 7/18/25. Mail in ballots are due to the Rafter J office August 18th. The annual meeting is 8/19/25, 7 p.m. at Gateway Church; Owners are encouraged to arrive at 6:30 p.m. to talk one-on-one with guest speakers regarding mosquitoes, bear awareness, and wildfire risk reduction.

c) The Rafter J office will be closed August 6th.

9. Old business.

a) SilverLight Fiber Network connection project.

The main water line, near the corner of Big Trail and Appaloosa was damaged on July 28th. About sixty homes are still without water service. Water is available at the Rafter J office, and a Macy's potable water truck is located at the Big Trail park area. A boil water advisory is in place for the entire western portion of Rafter J. Nancy reported that the ISD is looking into improving paths of communication to owners regarding health and safety issues.

Installation of fiber lines in Townhome areas is pending on completion of Townhome Association agreements with Silver Star.

b) Proposed CCR Amendments.

A ballot for two amendment proposals will be sent on August 8th to owners for a vote. Ballots need to be returned to the Rafter J office within 180 days. Karen noted that a lot of effort has been made to get the amendments to a vote, and due to the 65% approval requirement, owners are asked to be respectful and vote. Owners will be reminded to vote on the CCR amendments at the annual meeting.

c) Rafter J Rules.

The Rafter J Rules document was reformatted and posted on the Rafter J website July 1st. The next revision will include a legal verbiage preamble.

d) Dog control.

Residents are reminded to keep their dogs in control at all times.

e) Jorgenson easement mapping and research.

Tracy and Jessica are working with Jorgenson regarding the approved project for easement mapping and research. Kathie is working on obtaining legal opinion regarding roadway easements.

10. New business

a) Wildlife Advisory Committee.

The next meeting is scheduled for July 31st.

11. Review action items.

Action items were reviewed.

12. Adjourn.

Aida moved to adjourn the meeting. Kathie seconded the motion. All were in favor and the meeting ended at 4:46 p.m.