

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday August 26, 2025, 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.

Property Owners: Terry Miller.

1. Call to order.

Tracy Baiotto, President, called the meeting to order at 4:04 p.m.

2. Director Election results and Election of Officers.

At the August 19th annual meeting Jessica Brown was elected for a 2-year term and Aida Farag was elected for a 3-year term.

Brian 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/Legal Liaison/ISD Liaison. Aida seconded the motion. The motion passed by majority vote. Kathie did not vote.

3. Homeowners' issues and concerns.

a) Recreational vehicle parking.

The Board is reviewing a complaint regarding a recreational vehicle that is being maintained on a property, within the current rules, yet the size of the vehicle might be considered a nuisance.

b) Common area tree trimming.

Common area trees are not to be trimmed by owners without Board approval. Trees at the end of Shorthorn are being trimmed by the HOA.

c) Mosquitoes.

The Board will be discussing mosquito mitigation at the January Board meeting.

d) Soliciting.

The Board has not approved any door-to-door solicitation by pest control services.

e) 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.

f) Mowing to roadway

Kathie is researching Townhome property lines and how they affect the rule for single family homeowners to maintain landscaping to road pavement (CCR VII.3.b).

g) Parking in roadway.

It is a violation of the CCRs and Rules to park vehicles in the roadway or common area. Please be considerate of your neighbors and park within your property on a paved surface within your lot.

h) E-bikes.

Riders on e-bikes have been reported as using the dirt berm trail located north of Pinto to access the NW area of Rafter J. E-bikes are prohibited on unpaved surfaces within Rafter J.

4. Approval of Rafter J HOA minutes.

Aida moved to approve July 29, 2025, Board meeting minutes. Kathie seconded the motion. The motion passed by majority vote. Tracy and Brian did not vote.

5. Financial report.

a) Review of July 2025 financials.

Income was \$351,355, of which \$317,390 is from the annual assessment billed July 1st. Regular expenses were \$30,993. Reserve expenses totaled \$17,047, inclusive of painting street signs, noxious weed control, and the water tank fencing project. There are no concerns.

Brian moved to approve the financials. Aida seconded the motion. The motion passed by majority vote. Kathie did not vote.

b) Late Dues Report.

Going forward, the QuickBooks late dues reporting will be condensed to show only those properties that incur a late fee, accounts that are paid monthly will not be reported as late.

6. Maintenance report.

a) Staffing.

James will be covering basic maintenance duties while Cory is on leave due to a personal injury.

b) Water tank fencing.

Water tank fencing construction is expected to begin September 3rd.

c) Storage area weeds.

Cory has been mowing the storage area weeds.

d) South entry lighting.

Restoring electricity to the south entry light pole is still in progress.

e) Faded signs.

Tracy offered to complete an inventory of faded signs that need to be replaced.

7. ISD report.

None.

8. DC report.

a) Gateway Church (3205 W. Big Trail Dr., Lot 330B): Pavilion approved.

b) Huspek (1500 W. Percheron Dr., Lot 146): Deck approved.

c) Pierini (3210 S. Single Tree Dr., Lot 272): Paint & deck approved, shed not approved.

d) O'Donoghue (3220 W. King Eider Rd., Lot 325-038): Fence extension not approved.

- e) Stage Stop Inc (3000 W. Big Trail Dr., Lot 333): Bike storage, dumpster enclosure, raised bike trail, parking lot lights, and sign not approved.
 - f) Fox (3230 S. Single Tree Dr., Lot 270): Paint approved.
 - g) Allen (1780 W. Packsaddle Dr., Lot 295): Fence approved.
 - h) McGee (1045 W. Longhorn Dr., Lot 122): Fence and walkway approved.
 - i) Dornan (1020 W. Longhorn Dr., Lot 127): Siding, doors, window, and paint approved.
9. Office report.
- a) Parking violation.
An owner received a third violation notice for parking in the street; a \$100 fine was incurred.
 - b) Next HOA Board meeting.
The September HOA Board meeting has been rescheduled for the 23rd.
10. Old business.
- a) SilverLight Fiber Network connection project.
Fiber optic main line installation should be finished 8/28/25, residence installation and cleanup will continue as needed, operating hours are 7am-7pm Monday - Saturday. Owners are asked to direct questions or concerns regarding the SilverLight project to the SilverLight support team, not the onsite contractors.
 - b) CCR Amendments ballot.
The ballot for proposed CCR amendments regarding vehicle speed and recreational vehicles is due February 4, 2026. Ballots were sent to owners August 8th and are available at the Rafter J office.
 - c) Support for proposed CCR Amendments.
Fifty signatures are needed to support proposed amendments regarding satellite dishes and trash compactors. Please provide your signature at the Rafter J office. A ballot will be sent to owners for a vote once the fifty signatures are collected.
 - d) Rafter J Rules.
The Board will be discussing rule updates at the next Board meeting.
 - e) Common area wildfire risk reduction.
Tracy offered to contact Robb Sgroi from the Teton Conservation District and set up a wildfire risk reduction site visit.
11. Wildlife Advisory Committee (WAC).
- a) Kestrel boxes.
Installation of kestrel boxes by Margaret Creel and Roger Smith is expected to occur before February 1, 2026.
 - b) Wildlife concerns.
Owners are asked to be aware of Teton County wildlife regulations regarding wildlife attractants such as, but not limited to, bird feeders and trash containers. More information can be found at <https://tetoncountwy.gov/561/Code-Compliance>.
 - c) Teton County International Dark Sky Community Regulations.

Rafter J CCRs require properties to be Dark Sky compliant. String lights are a concern. More information can be found at <https://tetoncountywy.gov/561/Code-Compliance>.

d) Weed control.

Terry Miller, WAC Committee Chair, presented an Invasive Weed Committee Proposal. Reducing and controlling invasive weeds is the best way to protect and maintain wildlife habitat, and she proposed that a select team, operating within the Wildlife Advisory Committee meet in March to prepare a management plan and again in November to review management strategies and results. The Board was in favor of the proposal, and Aida volunteered to be on the team.

e) Wetland mitigation area.

Brian Remlinger developed a proposal in 2008 to manage the wetland mitigation area located north of Cedarwoods, and the proposed work was completed in 2011. Since 2011 the area has not been maintained. The HOA does not have any legal obligation to manage the area, but cattail management, with the assistance of Brian Remlinger, is recommended by the WAC to improve wildlife habitat and water drainage.

Brian moved to remove the cattails from the mitigation area with a budget not to exceed \$5,000. Kathie seconded the motion. It passed unanimously.

12. New business

a) Wyoming Wildlife Advocates (WWA) request for bear awareness signage.

The Board approved a seasonal bear awareness flyer to be posted on the Rafter J bulletin boards and to add a notice in the monthly Board update.

b) Ditch Management Plan.

The Board intends to hire an engineering firm to complete a Ditch Management Plan over a six-month period beginning in October 2025.

Jessica moved to allocate \$8,000 of the budgeted Ditch Maintenance Expense to contract with an engineering firm to complete a Ditch Management Plan. Kathie seconded the motion. It passed unanimously.

c) Trail data.

The Board is looking into placing equipment on Rafter J trails to collect usage data.

13. Review action items.

Action items were reviewed.

14. Adjourn.

Brian moved to adjourn the meeting. Kathie seconded the motion. All were in favor and the meeting ended at 5:27 p.m.