

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday September 23, 2025, 4:00 p.m.
Rafter J Office and Online <https://zoom.us/>

MINUTES

In Attendance:

Directors: Tracy Baiotto, Jessica Brown, Aida Farag, and Brian Merritt.

Staff: Nancy Henderson, and Cory Kulacz.

Property Owners: John and Danette Jolly, William Miller, and Josiah Nash.

ISD Director: Janice Smith

1. Call to order.
Tracy Baiotto, President, called the meeting to order at 4:00 p.m.
2. Sign Bylaws Amendment.
The Bylaws were amended at the 8/19/25 annual meeting. The Bylaw compilation will be distributed once all Board member signatures are obtained.
3. Homeowners' issues and concerns.
 - a) Liz Jorgenson (3435 S. Hay Loft Dr., Lot 212): Trim common area trees, per study performed by the fire department. The Board asked Cory to verify the location of the trees.
 - b) Patti Boyd (1655 W. Big Trail Dr., Lot 327-302): Walden Pond algae. William Miller is concerned about decaying algae potentially causing increased growth/nutrients, believes the algae should be tested, and removing the algae if needed. Cory offered to obtain a specialist to evaluate the issue and Jessica requested to include Case Brown of Clearwater Restoration in the inspection.
 - c) Danette and John Jolly (3440 S. Shorthorn Dr., Lot 132): Reimbursement for wasp removal. The Jolly's, at the direction of Lower Valley Energy (LVE), paid to have a wasp nest removed from an electrical box that was located on a neighboring property and requested to be reimbursed by the HOA. Jessica offered to ask LVE for more information. Owners are reminded that the HOA is responsible for the common area and to contact the Rafter J office if they have safety concerns.
 - d) Dylan Wade (1185 W. Hay Sled Dr., Lot 53): Trim common area trees. Cory offered to ask an arborist to evaluate safety concerns.
 - e) Crab Apples – Farmstead Cider will be picking apples the third week in September from properties that have given permission for harvesting.
 - f) Common area tree/shrub maintenance.
The Board has received numerous requests to trim common area vegetation. The Board discussed clarification of Rules regarding responsibility for maintenance of common area vegetation. Natural growth as opposed to encroaching vegetation installed by owners needs to be addressed. Cory offered

to follow up on the list of requests. Jessica offered to obtain a quote for a GPS App that can assist with locating property lines.

g) Overgrown pathway and roadway vegetation.

Janice is concerned about encroaching vegetation by Walden pond and Tracy is concerned about blocked line of sight north of Brangus. Cory agreed to take care of stated issues. Aida is concerned about non-native Arctic Willows located on common area property along ditches. HOA or ISD maintenance responsibility for pathway areas was discussed.

Jessica moved to allow two-foot edge trimming, seven-foot trimming of overhanging tree branches, and removal of encroaching roots. Aida seconded the motion. The motion passed by majority vote.

h) General issues.

The Board is following up on concerns regarding dirt being dumped in the common area, a large RV parked in a driveway, egregious encroachment of common area by owners, owner responsibility to maintain lawn to roadway, and irrigator responsibility for ditch maintenance.

i) Trash cans.

Aida would like owners to be aware that overfilled trash may poke and depress a release button on the locking mechanism. This may cause the mechanism to fall out.

4. Approval of Rafter J HOA minutes.

Aida moved to approve August 26, 2025, Board meeting minutes. Jessica seconded the motion. The motion passed by majority vote.

5. Financial report.

a) Review of August 2025 financials.

The Board reviewed the financials; there are no concerns.

b) Late dues.

Dues that are 120 days late will be turned over to HOA legal counsel for collection procedures.

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

6. Maintenance report.

a) Wilson ditch sediment.

The Board informed Cory that the irrigator is responsible for ditch maintenance.

b) Water tank fencing update.

The approved contractor backed out of constructing a fence around the water tanks and will refund the deposit. One of the other contractors who previously submitted a bid offered a new bid based on time and materials.

Jessica moved to accept a time and material expense of \$32,000 plus a 10% contingency. Aida seconded the motion. The motion passed by majority vote.

The Board asked, and Cory agreed, to monitor construction operations and costs on a daily basis. Additional expenses will need to be approved by the Board.

c) South entry light pole electricity update.

Full restoration of electricity to the south entrance will require installation of a new ground cable. Following discussion, the Board is not in favor of upgrading solar power. Previous requests for bids estimated the cost of cable installation at \$33,000.

Brian moved to approve an expense not to exceed \$40,000 to install a new electrical cable to the south entry. Jessica seconded the motion. The motion passed by majority vote.

d) Sign installation – faded signs and dog control signs.

Cory is working on replacing faded signs. Jessica offered to provide information on carsonite poles.

e) Lawn mower.

The muffler on the lawn mower is broken and is being repaired.

7. ISD report.

a) A Rafter J Source Water Protection Plan zoom meeting is scheduled for 10/15/25 5:30 p.m.

post meeting update: SWPP meeting postponed

b) The next ISD Board meeting is scheduled for 11/12/25 at 6:00 p.m.

c) Current activities include:

- Water control system SCADA upgrade.
- New pumps for lift stations #1 and #3.
- Legal research regarding road maintenance easements.
- EPA Sanitary Survey was completed.

8. DC report.

a) O'Donoghue (3220 W. King Eider Rd., Lot 325-038): Fence extension approved.

b) Hansen (1555 W. Percheron Dr., Lot 140): Driveway expansion approved.

c) Stage Stop Inc (3000 W. Big Trail Dr., Lot 333): Two bike storage buildings, dumpster enclosure, and parking lot lights approved.

d) Allen (1780 W. Packsaddle Dr., Lot 295): Paint and garage door approved.

e) Benson (3220 S. Beaverslide Dr., Lot 16): Shed approved.

f) Flood-Daves (1940 W Buck Rail Dr., Lot 221): Asphalt roof approved.

g) Benson (3420 S. Hay Loft Dr., Lot 210): Asphalt roof and window trim approved.

9. Office report.

a) Employee health insurance renewal.

The Board will review the health insurance renewal and approve a plan by 10/15/25. Cory will communicate his input to the Board.

b) Request to credit late fees.

Requests to credit late fees can be brought to the Board at regular scheduled Board meetings.

c) Office closure September 26th through October 1st.

d) Office computer.

The Board authorized Nancy to purchase a new computer for the office, as previously budgeted.

e) HOA taxes.

The HOA CPA prepared and filed annual income taxes.

10. Old business.

a) SilverLight Fiber Network connection project.

Residents who want fiber optic service need to contact the SilverLight support team. Installation to the single-family homes in the southwest section of Rafter J is pending on utility easement clarification. Installation in Townhome areas is pending on completion of Townhome Association agreements with Silver Star. Owners are asked to direct questions or concerns regarding the SilverLight project to the SilverLight support team, not the onsite contractors.

The ISD has requested reimbursement from the HOA for expenses associated with the Fresno water main repair. Jessica offered to follow up with HOA legal counsel and prioritize the ISD request.

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. The Board is working on a third amendment to be included on a ballot with the other two proposals.

d) Rafter J Rules.

Board will be discussing rule updates at the next Board meeting.

e) Trail data proposal.

In response to owner concerns, the Board is looking into learning about Rafter J trail usage and use type counts. A proposal, estimated at \$7,629 plus labor, to install data counters was received. Privacy issues are a concern. Jessica offered to clarify data security, project timeframe, and labor costs.

f) Common area wildfire risk reduction.

Robb Sgroi from the Teton Conservation District will complete a wildfire risk reduction site visit in September.

11. New business

a) Nancy's retirement.

Nancy has submitted her resignation, and her last day will be November 28, 2025.

12. Review action items.

Action items were reviewed.

13. Adjourn.

Aida moved to adjourn the meeting. All were in favor and the meeting ended at 6:07 p.m.