

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday October 28, 2025, 4:00 p.m.
Rafter J Office and Online <https://zoom.us/>

MINUTES

In Attendance:

Directors: Tracy Baiotto, Kathie Brazinski, Aida Farag, and Brian Merritt.

Staff: Nancy Henderson, and Cory Kulacz.

Property Owners: Jim Huspek, John Merritt, and Brian Muldoon.

Guests: Kevin Cochary, Michael Schrotz, and Walter Stradley.

1. Call to order.
Tracy Baiotto, President, called the meeting to order at 4:00 p.m.
2. Assisted Living initiative – Guests Kevin Cochary and Michael Schrotz.
Kevin, Board Chair of Teton Assisted Living, would like to investigate the feasibility of the HOA swapping Lot 332 with a portion of Teton County Lot 331 for the purpose of building a modest senior assisted living facility on Lot 332. The HOA Board is concerned about the ability to maintain the intended usage. The HOA Board will discuss the proposal and respond to Kevin.
3. Homeowners' issues and concerns.
 - a) John Merritt (1555 W. Clydesdale Dr., Lot 152): Request for storage area exception. John has a box trailer vehicle that he wants to use for storage in the storage area. He does not intend on using it as a vehicle and prefers not to register it with the County. The Board will review the governing documents and respond to John.
 - b) Single Tree cul de sac improvement plan.
Walter Stradley, on behalf of a Single Tree Drive owner, proposed removing the cul de sac weeds, installing landscaping fabric below a layer of rocks, and placing removable barrel planters filled with flowers around the fire hydrant. Single Tree homeowners are taking responsibility for all expenses and future maintenance. Walter offered to ask the fire department about any issues regarding surrounding the fire hydrant with rocks and planters, and he will also follow up with Janice Smith, ISD Board Director.

Brian moved to approve the Single Tree cul de sac proposal as presented, contingent on fire department and ISD approval. Aida seconded the motion. The motion passed by majority vote.
 - c) Walden Pond Catch & Release signage.
Residents are reminded that fishing in Walden Ponds is by hook and line only, and fish traps are not allowed. Installation of "Catch & Release" signage was suggested.
 - d) Four-wheelers in Rafter J open space.
Kathie reported that other residents are concerned that clients of recreational commercial businesses are driving four-wheelers on private property. "No Motorized Vehicles" signage was suggested.

- e) “Free” items left in common areas.
Residents are reminded not to dump “free” items in the common area, inclusive of the mailbox kiosk areas. This type of activity is an eyesore and removal of the items is an expense to all HOA members. Kathie is specifically concerned about items being left near the fence of Cedarwood Townhomes.
 - f) Danette and John Jolly (3440 S. Shorthorn Dr., Lot 132): Reimbursement for wasp removal. This issue was resolved by Lower Valley Energy.
 - g) Three-day grace period for parking recreational vehicles in driveways.
Clarification of Rafter J Rule H.1 is needed regarding the size of a recreational vehicle that can park in a paved driveway.
 - h) Egregious encroachment of common area.
Clarification of common area rules is needed to address encroachment issues.
 - i) Open space usage.
Vehicle usage through the common area to access an owner’s property requires Board permission in advance.
 - j) Bear resistant trash cans.
Please be aware that ice may cause the locking mechanism to malfunction.
4. Approval of Rafter J HOA minutes.
Aida amended the September 23, 2025, Board meeting minutes draft.
Kathie approved the September 23, 2025 Board meeting minutes as amended. Brian seconded the motion. The motion passed by majority vote.
5. Financial report.
- a) Review of September 2025 financials.
Professional expenses include \$4,171 for easement research. Repairs/Maintenance expenses include signs, tree care, and weed control. Property taxes were paid. Utility expenses include quarterly water usage. Other expenses include Adams Canyon projects.
Brian moved to approve the financials. Aida seconded the motion. The motion passed by majority vote.
 - b) Late dues.
Two properties as of 10/31/25 will be 120 days past due and will be turned over to HOA legal counsel for collection procedures.
6. Maintenance report.
- a) Water tank fencing update.
None.
 - b) South entry light pole electricity update.
None.

- c) Sign installation.
Two “No Parking” signs have been installed, one by the Big Trail bridge and the other by east Walden Pond.
 - d) Common area tree inspections.
Brian moved to approve Cory to move forward with facilitating common area tree limb removal for 3435 Hay Loft and 1185 Hay Sled. Kathie seconded the motion. The motion passed by majority vote.
7. ISD report.
- a) A Rafter J Source Water Protection Plan zoom meeting is scheduled for 11/20/25 5:30 p.m.
 - b) The next ISD Board meeting is scheduled for 11/12/25 at 6:00 p.m.
8. DC report.
- a) Sunko (1215 W. Hereford Dr., Lot 66): Variance approved.
 - b) Schull (3240 S. Singletree Dr., Lot 269): Windows and doors approved.
9. Office report.
- a) Employee health insurance renewal.
The employee health insurance plan has been renewed for 11/1/25.
 - b) Bylaw Compilation.
Brian certified the Bylaw Amendment (approved 8/19/25 at annual meeting); A Bylaw Compilation will be posted on website when reviewed by Kathie and finalized by legal counsel.
 - c) Storage area agreements.
A new storage area agreement has been requested from all storage area users and is due before 1/1/26.
 - d) Teton County Weed and Pest (TCWP) cost share program.
\$2,000 was received from the TCWP Invasive Species Cost-Share Reimbursement Program.
 - e) Annual Meeting minutes.
The August 19, 2025 Annual Meeting minutes draft has been posted on the Rafter J website.
10. Old business.
- a) SilverLight Fiber Network connection project.
Main line construction installation will continue next spring. Owners who want to install service or have questions or concerns regarding the SilverLight project are asked to contact the SilverLight support team.

ISD and homeowner reimbursement for expenses associated with the Fresno water main repair have not been resolved.

Silver Star is no longer using the pump house area as a staging area and restoration of the area has been completed.
 - 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.

The Board will be scheduling a work session to update the Rafter J Rules.

e) HOA Board projects.

The Board will be scheduling a work session in January to prioritize HOA projects.

f) Trail data proposal.

Brian moved to accept the trail data proposal without AI software. Kathie seconded the motion. The motion passed by majority vote.

g) Ditch maintenance plan update.

An agreement with an engineering firm to complete a Ditch Maintenance Plan has been obtained.

h) Walden Pond algae cleanup and mapping bid.

Tabled until spring. Aida suggested including the Wildlife Advisory Committee reed removal project with the algae cleanup project.

i) Front loader repair update.

Jessica is obtaining a quote for repairs. Cory noted that the rear differential was removed and needs to be replaced.

11. New business

a) Office Manager/Administrator hiring process.

The HOA and ISD Boards have reached out to Property Management companies, as well as individuals to fill the Office Manager/Administrator position. Employee forms and documents are being updated.

b) Traffic analysis and safety recommendation report proposal.

The Board has opted to focus on traffic safety since vehicle speed issues are already known.

Kathie moved to approve a traffic mitigation recommendation analysis not to exceed \$2,500. Brian seconded the motion. The motion passed by majority vote.

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 5:37 p.m.