

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
January 27, 2026, 4:00 p.m.
Rafter J Office and Online

MINUTES

In Attendance:

Directors: Tracy Baiotto, Kathie Brazinski, Jessica Brown, Brian Merritt

Staff: Lisa Driewer, Randy Huhn

Property Owners via zoom: Erika Nash, Nicole Krieger, Rafter J Owner (unidentified)

ISD: Janice Smith.

1. Call to order.
Tracy Baiotto, President, called the meeting to order at 4:03 p.m.
2. Homeowners' issues and concerns.
 - a) Mowing by property owners
 - b) Speed – use of speed bumps, distracted drivers, lighting
 - c) Night Sky Ordinance, county regulation
 - d) In-home day cares are being explored -Article 6 of the CC&R's
 - e) Rules Update – Tracy confirmed voting would occur at February meeting and comments would stay open on newer changes brought up
3. Approval of Rafter J HOA December 16, 2025 minutes.
Brian moved to approve. Jessica seconded.
4. Financial report.
 - a) Review of December 2025 financials.
Income was \$4,031.31. and regular expenses totaled \$30,577.96. Regular expense items of note include new office computer at \$807.85 which was budgeted

Brian moved to approve the financials. Aida seconded the motion. The motion passed unanimously.
5. Maintenance report.
 - a) Truck was repaired which truck ?
 - b) Beavers were trapped and removed as well as dam material
 - c) Interior shop walls were finished.
 - d) Boulders placed to protect wells
6. ISD report.
 - a) Snow removal.
Hansen Earthworks was awarded the contract for snow removal. Contract pending legal review. They will remove snow and sand all main roads and cul-de-sacs. Rafter J Maintenance will take care of the mail box areas pathways and additional clean up and sanding as needed.

7. DC report.
 - a) Kirk & Kim Lane (1765 Pack Saddle Dr., Lot 300): Paint - approved
 - b) Pitchfork LLC (3195 S. Pitch Fork Dr., Lot 27): Roof snow brackets did not need approval
 - c) Lizzie & Dan Nelson (1650 Quarterhorse Dr., Lot 181): Garage Header – approved

8. Office report.
 - a) Computer is set up and working great – much faster

9. 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.

 - 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. Staff to count votes to know how many more we need to move forward

 - 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 has been working on updating the Rafter J Rules for increased clarity as well as consistency with the HOA governing documents. Survey / comments due by 1.23.26 to vote at 2.24.26 meeting. Board to plan a work session with the ISD Board to discuss.

 - e) Assisted Living initiative update.

The Board is not pursuing a proposal regarding 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 Board is open to discussion if development on Lot 331 is pursued.

 - f) Trail data proposal.

Trail counters are expected to be installed in December. Only trip counts will be collected, types of usage will not be monitored.

 - g) Ditch maintenance plan update.

A survey to collect data regarding crawl space water will be made available to owners. Karen offered to provide data that was collected in previous years.

h) Wildfire subdivision overview.

The HOA has obtained report. Every parcel is unique for guidance regarding plants, irrigation, slope, ignitablity, wood deck, trees etc. General guidance is a 5' buffer around house foundation. Every lot has specific requirements.

Only covering structures, exit strategies and roadways

10. New business

a) ISD is looking for a 3rd party for water billing

b) Easement mapping – one drive to store. Getting a recommendation from Jorgenson to implement Work session to review budget and fire mitigation report

11. Review action items.

Action items were reviewed.

12. Adjourn.

Jessica moved to adjourn the meeting. Aida seconded the motion. All were in favor and the meeting ended at 5:04 p.m.