

---

**RAFTER J HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**Date:** Tuesday, February 24, 2026

**Location:** Rafter J Office / Zoom

**Time :** 4:00 p.m.

---

### **1. CALL TO ORDER**

The meeting was called to order at 4:27 p.m. The start was delayed due to technical issues with the original Zoom link. A corrected link was emailed to homeowners.

### **2. ATTENDANCE**

All five board members were present:

Tracy Baiotto, President

Jessica Brown, Vice President

Kathie Brazinski, Treasurer

Brian Merritt, Secretary

Aida Farag, Member at Large

Also present - Janice Smith - ISD

Randy Huhn - HOA Maintenance

Lisa Driewer – Office Manager

Scott Garland – Attorney for HOA

Homeowners: Heather Overholser

Trent Hultman

Nicole Kreiger

Chad Strand

Burns Macleod

### **3. AGENDA ADJUSTMENT**

Due to the delayed start and concern that some homeowners may have been unable to join because of the Zoom link issue, the board agreed to move the ISD report earlier in the meeting, prioritize homeowner comments, and postpone any vote on the proposed rules and regulations until a future meeting.

#### 4. ISD REPORT

Janice provided the ISD report, including the following updates:

- **Amended Budget Hearing:** March 4, 2026, at 6:00 p.m., available in person and by Zoom.
- **ISD Director Election:** March 17, 2026; ballots due by 5:00 p.m. at the Rafter J office.
- **SCADA System:** Now operational for the water and wastewater systems.
- **Asset Inventory:** In progress, beginning with the water system.
- **Lot 333 Pathway Crossing:** ISD approved the proposed pathway crossing at the Lot 333 driveway, subject to conditions including owner payment of all costs, compliance with county standards, and completion within one year.

Janice also clarified voter eligibility for the upcoming ISD election.

#### 5. HOMEOWNER COMMENTS

Homeowners commented primarily on the proposed rules related to common area use, mowing, irrigation, fire risk, and existing encroachments.

Comments generally included:

- Support for postponing a vote until more homeowners could participate.
- Concern about wildfire risk from tall grasses near homes.
- Interest in allowing limited mowing and irrigation for fire mitigation.
- Support for preserving long-standing practices where homeowners have maintained adjacent common areas.
- Concern about the impact and cost of enforcement on existing conditions.
- Requests that significant changes to common area use be addressed through covenant amendment rather than board rule alone.

The board thanked homeowners for their written and verbal comments and noted that individual enforcement matters are not discussed publicly in order to protect owner privacy.

#### 6. GOVERNANCE PROJECT AND RULES DISCUSSION

The board reviewed the purpose and history of the governance project, which began in early 2024 to consolidate existing rules, clarify governing documents, and improve consistency in enforcement.

Discussion focused on:

- The board's duty to enforce the governing documents fairly and uniformly.
- The distinction between board rules and formal CC&R amendments.

- Ongoing concerns regarding private use of common areas, encroachments, liability, and adverse possession.
- Fire mitigation considerations and prior review of wildfire guidance.
- The possibility of addressing certain long-standing encroachments through agreements grandfathering concepts.

The board confirmed that no vote on the proposed rules would be taken at this meeting and that the discussion would be continued at a future meeting.

## **7. FINANCIAL REPORT**

The Treasurer presented the January 2026 financial report.

**Gross Profit:** \$40,594.20

**Total Expenses:** \$32,260.87

**Net Ordinary Income:** \$8,333.37

**Reserve/Other Expenses:** \$332.87

**Net Income:** \$8,000.50

**Motion:** Brian Merritt made a motion to approve the financial report

Aida seconded the motion

**Vote:** No opposed – motion carried

## **8. MAINTENANCE REPORT**

Randy provided the maintenance report, including:

- Continued snow removal and slush management.
- Repair of a damaged pathway manhole lid near the ponds.
- Improvements to the HOA maintenance shop.
- Need for repairs or replacement of the north fence.

The board discussed evaluating repair versus full replacement of the north fence and considering a wildlife-friendly design. Randy and board members will walk the site, gather quotes, and return with recommendations. Repair or replace with wildlife friendly fence.

## **9. HOA/ISD COORDINATION**

The board noted a recent joint HOA/ISD meeting to discuss shared priorities, including:

- Road safety and speed mitigation.
- Fire safety and wildfire mitigation.
- Geo-referencing infrastructure and development of a shared GIS database.

## **10. LOT 333 DRIVEWAY/PATHWAY INTERFACE**

The board discussed the HOA's role in approving the Lot 333 driveway/pathway improvement required under the county conditional use permit. Final engineered plans are still needed. The board intends to review the final plans and consider approval subject to conditions similar to those adopted by the ISD. Considering signage

Tracy sent a motion to approve the request from the owner of Lot 333 to improve the pathway crossing at the driveway into Lot 333, with a preference for a 6 inch rise on the crossing, and with the understanding that all costs of the improvements shall be borne by the owner of Lot 333, that all improvements will be done in a manner acceptable to the Teton County Pathways Coordinator, and that all improvements shall be completed within 1 year of this approve.

Jessica moved to approve the motion.

Brian seconded the motion.

No further discussion

Aida abstained.

Motion carried.

Brian Schilling from the ISD will communicate to Teton County, that the motion was passed. It will go through the planning office.

## **11. DESIGN COMMITTEE**

Fence approved

Chris Moulder confirmed that they recommend the DC minutes be included in the HOA monthly meeting packet.

Chris Moulder noted he will be available to consult on specific topics and meet with the HOA board for specific issues and collaboration

Chris Moulder confirmed that there should be inspections to confirm approved items are constructed to specifications and practical measures.

Once a year inspection of fences and structures to ensure things are not in disrepair.

Design standards are evolving – insulation, roofs, ventilation, etc. – variances are granted based on practical changes

## **12. INSURANCE UPDATE**

Agent waiting for quote

## **13. CC&R VOTE RESULTS**

Brian Merritt counted the ballots: 495 Lots

Speed Limit Amendment: Article 7 sec. 2 received 206 votes in favor of reducing the speed limit

Camper Amendment: Article 7 section 3 received 221 votes in favor

Neither Amendment passed – not enough total ballots

## **14. OLD BUSINESS**

Rules review

Vote postponed

Ditch maintenance plan – summary mapping will be done. Water rights.

Recommended improvements. Meeting with ditch operators. Maintenance Issues. Survey remains open.  
CC&R's Amendment  
2 additional amendments to be signed at the office  
Miscellaneous commercial lots clarification covenants – recent land purchases.

**15. NEW BUSINESS**

Office Training - ISD hired Sean Chapman for billing and accounting.  
HOA to utilize Sean Chapman for budget and training  
Scheduling a work session for budget

**16. ACTION ITEMS**

Action items were discussed and a full list is available for reference.

**14. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:58 p.m.

---