

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday November 29, 2022, 4:00 p.m.  
Rafter J Office and Online <https://zoom.us/>

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MINUTES

In Attendance:

Directors: Tracy Baiotto, Kathie Brazinski, Jessica Brown, and Karen Jerger.

Staff: Nancy Henderson, and Cory Kulacz.

Property Owners: Marshall Empey, Chuck Rhea, and Jim Turley.

1. Call to order.  
Tracy Baiotto, Vice President, called the meeting to order at 4:00 p.m.
2. Homeowners' issues and concerns.
  - a) Gina Lipp (1535 W. Pinto Dr., Lot 201): Private property disturbances and wildlife habitat disturbances caused by trail improvements and dog behavior.  
Karen previously talked with Gina regarding open space concerns and will provide the Board with notes from the conversation. Karen feels that most of Gina's concerns will be addressed through implementation of the Open Space Plan. Residents are reminded that dogs are to be on a leash or under voice control at all times, dogs are not allowed to enter private property, and all waste is to be cleaned up and properly disposed of.
3. Approval of the October 25, 2022, Rafter J HOA minutes.  
Karen and Jessica suggested two revisions. Karen moved to approve the October 25, 2022 minutes as revised. Jessica seconded the motion. It passed unanimously.
4. Financial report.
  - a) Review of October 2022 financials.  
Trash Removal Expense is over budget as a result of Cory cleaning out the maintenance garage and disposal of ditch branches. Repairs, Maintenance and Shop Expense is high due to Appaloosa cul de sac tree trimming, fall fertilizing, and purchase of tools, bulletin boards and mutt mitts. Professional Expense includes final payment for the Reserve Study and legal fees associated with Lot 333 proposed usage issues. Other Expense includes noxious weed control and Flat Creek Map Revision project. Noxious weed control is expected to be over budget due to the addition of spraying cheat grass in the storage area. The Flat Creek Map Revision project is still in progress. Potential year end budget overages due to changes in staffing and Lot 333 issues were discussed and are expected.  
  
Jessica moved to approve the financials. Karen seconded the motion. It passed unanimously.
  - b) Bank of Jackson Hole  
Bank of Jackson Hole is integrating with NBH Bank. The reorganization does not affect current accounts, except for credit cards that are being re-issued. Nancy is concerned about the functionality of

the online ACH payment option which is currently available on the Rafter J website. Karen is looking into new savings account options within the new organization, with the intent to improve interest rates.

c) Reserve Study update.

The Reserve Study was completed and can be updated periodically as needed. The study will be a useful tool for future budgeting.

5. Maintenance report.

a) South entry sign light and pole light.

Cory has been working on the south entry lights and believes the issue is with the wiring, requiring the services of an electrician. Cory has reached out to two electricians, including one who recently completed a repair in the eastside ditch area as a subcontractor for Westwood Curtis Construction (WCC). Karen and Jessica asked Cory to reach out to WCC. Temporary solutions of reflective tape and solar lights were discussed, Jessica will inform Cory of the appropriate tape color to use. Nancy will add this issue to the monthly Board update.

b) Adams ditch maintenance.

The southern area of Adams ditch was cleaned out, a diversion gate to South Park Ranch was installed, and flow from the western outlet of Walden Pond was reduced. The completed work seems to be sufficient in controlling the water flow.

c) Bear resistant trash cans for dog waste stations.

Nancy has not found cost-effective replacement options; the cost for one certified can is around \$900 plus \$800 for shipping. The Board is open to suggestions and solutions from residents.

d) Soccer goals.

Cory was unable to remove the soccer goals. It is intended to replace them with new goals in the spring. Jessica suggested to install removable speed bumps in the roadway surrounding the soccer area during seasons of usage and remove them in the winter. The ISD is responsible for roadway infrastructure.

6. ISD report.

Karen reported that the ISD intends to have a meeting in December to discuss spring projects. Owners will be notified when the next ISD meeting date is determined.

7. DC report.

a) Miller (1955 W. Homestead Dr., Lot 237): Shed revisions approved.

b) Jolly (3440 S. Shorthorn Dr., Lot 132): Roof alteration not approved.

c) Madera (1940 W. Homestead Dr., Lot 231): Roof approved.

8. Office report.

Tracy signed the 8/23/22 amended Bylaws.

9. Old business.

a) Lot 333 usage update.

Teton County Board of County Commissioners (BCC) approved Stage Stop Inc.'s Conditional Use Permit (CUP) application on 11/1/22 but will not issue a permit until a Transportation Demand Management Plan is approved and the Friends of Rafter J lawsuit is settled. On 11/10/22 the HOA sent a letter to Stage Stop Inc. regarding CCR compliance and on 11/16/22 Stage Stop Inc. responded that they are waiting for the lawsuit to be resolved. On 11/18/22 Stage Stop Inc. resubmitted Basic Use Permit

(BUP) applications for Accessory Residential Unit (ARU) Use. The BUP application for Professional Office Use is believed to still be active since the ARU application cannot exist without it. The HOA on multiple occasions has communicated to the BCC that Rafter J CCRs do not allow residential usage on a commercial Lot and implementation of residential usage will be a CCR violation. Documents associated with Lot 333 proposed usage are public record and are available Rafter J website.

b) Planner services.

Jorgensen Associates was approved by the Board to provide professional planner services. The Board is working on a list of questions to be submitted to Jorgensen.

c) Tract 3A density transfer.

Tracy will check with Mike Keegan on the status of the executed Purchase and Sale Agreement for one of Tract 3A development rights.

10. New business.

a) Lower Valley Energy Patronage Certificate.

Karen moved to redeem the 2021 Lower Valley Patronage Certificate. Kathie seconded the motion. It passed unanimously.

b) START bus service in Rafter J.

Beginning 12/1/22 START, through a third party, is offering free on-demand transit services south of Town, including service to and from Rafter J and Smith's Shopping Plaza. Nancy will add the information to the monthly Board update and post the flyer on the mailbox bulletin boards. Having snow removed from Rafter J side roads for the 6am start time was discussed, and Karen will communicate to START that primary roads within Rafter J have priority over side roads.

c) Project summary worksheet.

Karen suggested updating a project summary worksheet that was previously created by Tracy. Tracy offered to update the worksheet. The worksheet is supplemental to Board meeting discussions and is helpful as an organizational tool for the Board.

d) Communication improvement.

The Board discussed additional options to communicate Rafter J information to owners, such as quarterly summaries and an annual letter from the Board President.

e) Open Space Workshop.

Implementing the Open Space Plan will require an action plan and the Board would like input from Rafter J residents via 3 to 4 evening workshops in January and February. Nancy will add an invitation to the monthly Board update.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Karen moved to adjourn. Jessica seconded the motion. All were in favor and the meeting ended at 5:20 p.m.