

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday April 30, 2024, 4:00 p.m.
Rafter J Office and Online <https://zoom.us/>

MINUTES

In Attendance:

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

ISD Director/Liaison: Steve Foster.

Staff: Nancy Henderson.

Property Owners: Karen Jerger.

Guest: Dan Tolson, Valley Landscape Service.

*Aida attended via phone and did not participate in any voting due to being muted.

1. Call to order.

Tracy Baiotto, President, called the meeting to order at 4:00 p.m.

2. 2024 weed control/landscaping maintenance plan.

Dan Tolson of Valley Landscape Service discussed Jackson Hole Clean Water Coalition Trout Friendly Lawn Program practices and believes the Basic Level Certification is attainable for Rafter J. Broadcast spraying and mowing the hayed areas is recommended, especially to control Canada Thistle.

The pros and cons of mowing and spraying the hayed areas were discussed. Dan suggested establishing a non-mowing area that is sprayed and a non-mowing/non-spraying area to monitor weed growth.

Ideas to further enhance the common areas in Rafter J include posting educational signage for weed control, adding shoe cleaning stations by trails, installing bluebird and kestrel falcon boxes, and promotion of bee habitat. The Board is encouraged to contact the Raptor Center, Wyoming Wetland Foundation, University of Wyoming Extension, and Teton Conservation District to research best practices.

Brian moved to create a plot in Lot 332 to study different management tactics to experiment with herbicide reduction best practices. Kathie seconded the motion. The motion passed by majority vote. Brian volunteered to monitor the plot and collect data.

Karen inquired about noxious weed management. Tracy offered to follow up with Teton County Weed and Pest regarding the updated Rafter J Invasive Species Inventory Report. Dan suggested organizing a group of residents to pull weeds in late July. He can help with where, how, and what weeds to pull. Karen offered to organize a "Volunteer Pull Day". Residents are encouraged to report noxious weed problem areas to the Rafter J office.

3. Homeowners' issues and concerns.

a) Bill Fadala (3330 S. Cow Camp Dr., Lot 259): Common area tree concern.

Bill was not in attendance, but previously reported to the Rafter J office a concern regarding two cottonwood trees located in the common area in front of his residence. The trees have been inspected by an arborist who determined there are no safety issues at this time. If the trees are removed in the future, it is recommended to remove surrounding trees because the stability of the adjacent trees could be compromised. Removal is estimated at \$13,000. The Board is open to discussion if Bill wants to provide a proposal or suggestion about trimming the trees.

4. Approval of Rafter J HOA minutes.

Jessica moved to approve the March 19, 2024 Board meeting minutes. Brian seconded the motion. The motion passed by majority vote.

5. Financial report.

a) Review of March 2024 financials.

Financials were reviewed. There were no concerns.

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

b) Review FY 2023-2024 projected numbers and preliminary FY 2024-2025 Budget.

The Board discussed timelines and projected expenses for 2023-2024 fiscal yearend projects and adjusted the preliminary FY 2024-2025 budget accordingly. \$10,000 of the Adams Canyon survey work is expected to be completed 2023-2024 with the remainder in 2024-2025. Increasing Storage Fees was questioned and obtaining a better interest rate for the ICS savings account was discussed.

6. Maintenance report.

a) Flat Creek stabilization area.

The temporary fencing by the Flat Creek stabilization area was removed, as scheduled.

b) Osprey nesting area.

Signs have been installed for osprey nesting season, and an unauthorized footbridge was removed.

c) Storage area dumping.

A homeowner previously reported to the Rafter J office that leaves were dumped outside the storage area gate, and they recommended installation of signage denoting presence of camera surveillance. The Board discussed solutions to deter trespassing, including signage and cameras. Cory will be asked to monitor the area.

7. ISD report.

a) Meetings.

A joint meeting for the HOA and ISD Boards is scheduled for the 15th and the next ISD meeting is scheduled for May 16, 2024.

b) Projects.

- Crosswalk painting is expected to be completed within the next month.
- The 5500 Dodge truck accident damage will be repaired and the ISD recommends payment be by the ISD who is tax-exempt.
- Roadway sweeping is completed.
- Sewer lift station #1 pump blockages continue to be an issue.

- Water Operator duties and responsibilities are being re-structured.
- Purchase of a new snowplow is budgeted for FY 2024-2025.

c) Water quality and supply.

Updating the Rafter J Source Water Protection Plan from 2004 is in progress but it will take some time to complete it.

d) Rafter J common area irrigation.

Steve offered to help Cory with “Trout Friendly” irrigation management.

8. DC report.

- a) Stage Stop Inc. (3000 W. Big Trail Dr., Lot 333): Parking lot expansion approved with conditions.
- b) Havel (3225 W. King Eider Rd., Lot 325-048): Addition approved.
- c) McClellan (1005 W. Longhorn Dr., Lot 125): Roof approved.
- d) Steinman/Ferris (1785 W. Diamond Hitch Dr., Lot 292): Fence approved.
- e) Benson (3220 S. Beaverslide Dr., Lot 16): Addition and alteration approved.
- f) Morris (1960 W. Homestead Dr., Lot 233): Deck approved.

9. Office report.

a) Office closure.

The Rafter J office will be closed 5/9/24 and will reopen 5/15/24.

b) Liability and Auto insurance.

Insurance renewals have been reviewed by Tracy.

10. Old business.

a) Lot 333 usage.

HOA legal counsel submitted an Opening Brief of Appellant with the Wyoming Supreme Court. The brief can be viewed on the Rafter J website <https://www.rafterj.org/lot-333-proposed-usage/>. Stage Stop Inc. has 45 days from 4/8/24 to file their opening brief.

b) SilverLight Fiber Network connection project.

Before the meeting, a draft agreement from Silver Star was reviewed by a group of HOA/ISD representatives and a Rafter J homeowner. A list of additional terms will be submitted to Silver Star, and if they are agreeable to the terms, the HOA Attorney will be consulted.

c) Childrens Learning Center (CLC) lighting (Lot 331).

A formal letter of complaint from the HOA was received by the County Code Enforcement office. Shrouds have been installed on the parking area light poles, the bulbs have been dimmed, and the timing is being repaired.

d) Wilson ditch maintenance and grates.

Westwood Curtis Construction, who is working on Eastside ditch improvements, has been asked to provide recommendations for Wilson ditch maintenance that might improve homeowner concerns regarding water in crawlspaces. All maintenance, if proposed by the HOA, will have to be approved by all the downstream irrigators who use the ditch.

Jessica obtained guidelines for irrigation grate requirements and best practices and will forward them to the Rafter J office.

e) Adams Canyon projects.

Jorgensen will be providing monthly updates on the Adams Canyon projects.

f) Dog waste management.

Tracy offered to create flyers to promote a dog waste cleanup week.

11. New business.

None.

12. Review action items.

Action items were reviewed and completed items were removed.

13. Adjourn.

Jessica moved to adjourn the meeting at 5:25 p.m.