

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday May 21, 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, and Cory Kulacz.

Property Owners: Margaret Creel, Chuck Harris, Kim Hindman, Jim Huspek, Gina Lipp, Janice Smith, Jared Steinman, and Lynn Yut.

1. Call to order.

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

2. Homeowners' issues and concerns.

a) Enforcement of no truck campers per Rafter J CCR VII.3.g.

The HOA Board has been asked to enforce the removal of trucks that have campers, per an ongoing request from a homeowner, originating in 2022.

Chuck Harris believes a pop-up camper that is installed in a truck bed complies with the CCR's, and because historically truck campers have been allowed, suggests it might be appropriate to use Rafter J Rules and Regulations to clarify the CCR's. Clarification is needed regarding the allowance of camper vans, privately-owned pickup trucks, and truck campers on vehicles not to exceed 12,000 GVW.

Steve Foster stated that many homeowners have concerns about this issue and the words "kept, placed or maintained" as used in the CCR's in reference to vehicles should be considered.

The Board agrees that clarification of the CCR's is needed, and the HOA Attorney will be consulted. Homeowner input is also important.

b) Gina Lipp (1535 W Pinto Dr., Lot 201): Wilson ditch, common area habitat and mowing, kestrel falcon box placement and songbirds, dog waste and other signage near Flat Creek and other riparian areas.

Gina informed the Board of the presence of wildlife in and around Wilson ditch, and provided ideas for managing areas where wildlife is present. She suggested not using bentonite in Wilson ditch, to continue maintenance of ditch grates, remove cattails from habitat marsh areas, and do not mow north of the Cedarwoods-Colt Drive area. Tracy offered to contact Brian Remlinger, who has previous knowledge of the cattail area and Aida offered to invite Morgan Graham from Teton Conservation District to the next HOA meeting.

c) Margaret Creel (1680 W. Quarter Horse Dr., Lot 184): Lot 333 occupancy.

Margaret is concerned about illegal occupancy occurring in the building on Lot 333 and asked what the HOA can do. Because the HOA is currently in a lawsuit with Stage Stop Inc., the owners of Lot 333, regarding residential occupancy on commercial lots, the Board will ask the HOA Attorney if it is

permitted for the HOA to follow up on a homeowner complaint by sending a letter to Stage Stop that addresses the same issue as the lawsuit. Margaret, as a Teton County resident, can file a complaint with the County.

Janice Smith asked for clarification of rules regarding regulation of vehicles that are allowed to be parked on commercial lots, and consideration for formulating commercial lot rules. The Board explained that the CCR's address vehicle restrictions for residential lots not commercial lots, and the CCR's can be amended to add vehicle restrictions for commercial lots.

d) Flat Creek restoration area.

A homeowner previously contacted the Rafter J office and was concerned about foot traffic passing through the completed Flat Creek restoration project area where the temporary fencing was removed. The Board noted that the area is successfully re-vegetated, and restrictive signage is not necessary at this time. The area will be monitored, and Jessica will respond to the homeowner.

e) Complaints/concerns.

The Board is working on a lengthy list of complaints/concerns that was previously given to them by a homeowner. Concerns regarding truck campers and gravel parking areas involve decisions made by previous Boards and will take some time to fully address. Homeowners are reminded of Rafter J Rule #18, "Complaints and grievances should be in writing and addressed to the Rafter J Ranch Homeowner's Association."

3. Approval of Rafter J HOA minutes.

Brian moved to approve the April 30, 2024 Board meeting minutes. Jessica seconded the motion. Aida did not vote. The motion passed by majority vote.

4. Financial report.

a) Review of April 2024 financials.

Financials were reviewed. Legal expenses are over budget.

Jessica moved to approve the April financials. Aida seconded the motion. The motion passed unanimously.

b) Dues and storage fees for FY 2024-2025.

Dues and storage fees are proposed to be unchanged for July 1, 2024 – June 30, 2025.

Aida moved to approve the dues and storage fees for FY 2024-2025. Brian seconded the motion. The motion passed unanimously.

c) FY 2024-2025 budget.

Efforts are made to create a comprehensive budget plan so that there are sufficient reserves for capital expenses.

Brian moved to approve the FY 2024-2025 budget. Jessica seconded the motion. The motion passed unanimously.

d) Interest rate on ICS account.

Kathie is working on getting a better interest rate on the ICS account. Brian offered to assist Kathie.

5. Maintenance report.

a) Teton County Weed and Pest (TCWP) Cost-Share program.
Rafter J common area is enrolled in the TCWP Cost-Share program and should receive a \$2,000 reimbursement for weed maintenance from Teton County.

b) Dandelions.
Cory has been asked by a homeowner to do something about dandelions in the cul de sac area of their street. The HOA weed management plan includes spraying for dandelions in the park areas, but not in cul de sacs or along pathways.

c) 5500 Dodge truck.
The claim for the 5500 Dodge truck accident was settled and repairs are expected to occur soon.

d) Front loader.
The Board is still interested in selling the front loader and will pursue this when time allows.

6. ISD report.

a) Meetings.

Because the regular ISD annual meeting date falls on a Saturday, it has been re-scheduled for June 18th, 6 p.m. at the Rafter J office.

b) Discussions and projects.

- The HOA and ISD Boards had a meeting 5/15/24 to discuss joint issues.
- Water revenue was down last summer due to the excessive rainy season.
- Roadway striping and crosswalk painting is completed.
- Crosswalk signage was installed.
- Traffic counts are being obtained.
- Water contracts for non-Rafter J properties are being updated.
- The project to resurface the roads has been extended another year.
- All roadways will be crack sealed, and potholes repaired.
- Purchase of a new snowplow is budgeted for FY 2024-2025.

7. DC report.

- a) Spellman (1550 W Colt Dr., Lot 205): Detached guest suite approved.
- b) Buckland (1740 W. Diamond Hitch Dr., Lot 285): Paint approved.
- c) Helean (3100 S. Stirrup Dr., Lot 304): Roof approved.
- d) Preuit (1650 W. Quarter Horse Dr., Lot 181): Paint approved.
- e) Cedarwoods (1655 W. Big Trail Dr.): Paint approved.
- f) Tracy offered to follow up on concerns regarding Lot 333's conditionally approved parking expansion and will contact Chris Moulder, Design Committee Architect, for an update.

8. Office report.

a) Annual meeting.

Gateway Church has agreed to host the August 20th HOA annual meeting.

b) HOA candidates for August election.

Nancy will post a notice in the monthly update asking for HOA Director Candidates to fill the two seats that are opening due to expiring terms.

- c) Open space violation.
The resident who drove a vehicle in the common area and created “donut” ruts, was notified of Rafter J Rule #4 in which vehicles are not allowed in the common areas without Board approval.
9. Old business.
- a) Lot 333 usage.
Stage Stop Inc. has submitted a Response Brief of Appellee with the Wyoming Supreme Court. The brief can be viewed on the Rafter J website <https://www.rafterj.org/lot-333-proposed-usage/>. HOA response to the Brief is due May 29th.
 - b) SilverLight Fiber Network connection project.
Scott Garland, HOA Attorney, will be consulted to update a draft an agreement between the HOA and Silver Star. Brian asked that reimbursement for HOA legal fees be included in the agreement. Aida needs supporting information to submit to Scott.
 - c) Kestrel falcon boxes.
Tracy obtained information on kestrel falcon boxes from Teton Raptor Center. The Board agreed to move forward with two boxes and Margaret Creel volunteered to help.

Margaret inquired if there are any great horned owl nests in Rafter J. Information regarding nests can be given to the Rafter J office.
 - d) 2023 TCWP Weed Management Plan.
Tracy offered to send the TCWP plan and inventory report to Dan Tolson of Valley Landscape Service who is overseeing Rafter J common area weed management. The plan might help in determining the best test area to monitor weed growth, as discussed at the last HOA meeting.
 - e) Adams Canyon projects.
Survey projects in Adams Canyon are ongoing.
 - f) Eastside ditch maintenance.
Installation of bentonite in the Eastside ditch is delayed until fall 2024.
10. New business.
- a) CCR classification of Lot 332.
A recent trespassing incident that occurred on Lot 332 brought up a question of the CCR classification of Lot 332 as a Miscellaneous Area. Changes due to the purchase of the Lot by the HOA, and other historical documents are being researched to help with determining the correct classification.
 - b) CCR comprehensive update.
The Board is actively working with the HOA Attorney to update the CCRs.
11. Review action items.
Action items were reviewed and completed items were removed.
12. Adjourn.
Jessica moved to adjourn the meeting at 5:55 p.m.