

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday July 30, 2024, 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, Aida Farag, and Brian Merritt\*.

Staff: Nancy Henderson, and Cory Kulacz.

Property Owners: Lloyd Dorsey, Chuck Harris, Karen Jerger, George (Bing) and Sally Linhardt.

\*Brian attended via phone and did not participate in any voting.

1. Call to order.

Tracy Baiotto, President, called the meeting to order at 4:03 p.m.

2. Homeowners' issues and concerns.

a) Lloyd Dorsey (1235 W. Hereford Dr., Lot 68): Storage area proposal.

Lloyd presented historical HOA meeting minutes that reference storage area discussions, and fourteen recommendations to improve storage area turnover and to increase the number of storage spaces. George Linhardt suggested talking to Paul Boillot, previous Board member, for historical context. The Board will review Lloyd's proposal and discuss it at a future meeting. Owners can request a copy of the proposal from the Rafter J office.

b) George and Sally Linhardt (1205 W. Hay Sled Dr., Lot 51). Truck campers.

George is concerned about the HOA legal expenses the Board is incurring regarding CCR enforcement, discrepancies in CCR enforcement, that CCR variances should not be granted, and changes to the CCR's should be through the amendment process.

Sally and George feel they have been targeted for escalating truck camper issues and questioned the HOA practice of keeping the identity of complainants confidential. Sally believes the HOA should police for violations.

Later in the meeting Karen commented that she feels badly that Sally and George feel targeted, and their singling out was not intentional. She believes complaints should not be anonymous since openness allows communication and promotes conflict resolution. Chuck added that he also feels bad that Sally and George feel like pariahs in the neighborhood, he was aware that the Lindhardt's filed a complaint through a conversation with George, not by receiving confidential information from the Board or Rafter J office.

c) Common area general maintenance.

The Board previously received a list from a homeowner regarding maintenance concerns that needed to be addressed, which included mailbox kiosk painting, street sign repairs and painting, and the overgrown flowerbed in front of the office. The mailbox kiosks have been painted, damaged street signs will be repaired, street signs are scheduled to be painted every five years, and the office flower bed has been weed whacked.

3. Approval of Rafter J HOA minutes.  
Kathie moved to approve the June 25, 2024, Board meeting minutes. Jessica seconded the motion. The motion passed by majority vote.
4. Financial report.
  - a) Review of June 2024 financials.  
Financials were reviewed. HOA CPA year-end adjustments will be submitted in September. Income received from the truck insurance claim for repairs was posted as other income but might be reclassified by the CPA. The truck repair expense will occur in FY 2024-2025.  
  
Jessica moved to approve the June financials. Aida seconded the motion. The motion passed by majority vote.
5. Maintenance report.
  - a) Flat Creek signage.  
The five POWJH signs have been taken down and returned to Teton Conservation District.
  - b) Mailbox kiosk painting.  
All five mailbox kiosks have been painted.
  - c) Common area irrigation systems.  
Cory has been working on sprinkler head maintenance.
  - d) Weed control.  
Weed spraying is ongoing, owners can contact the Rafter J office if they see areas that need to be sprayed. Karen noted that the fenced area near the north entry should be included in the noxious weed spraying program.
  - e) Pathways.  
Overgrown vegetation along pathways is being trimmed, and gravel will be swept.
  - f) Street signs and stop signs.  
Cory is working on repairing damaged and weathered signs.
  - g) Dead willows near Appaloosa update.  
The Board asked Cory to look into outsourcing common area cleanup for any dead vegetation that is a safety issue.
6. ISD report.  
None.
7. DC report.
  - a) Fence painting request.  
The Design Committee would like the HOA Board to remind Residential and Multiple Dwelling owners that regular maintenance includes painting both sides of a fence per CCR VII.3.b. Tracy offered to clarify this request with Chris Moulder, Design Committee Architect.

- b) Property improvement inspections.  
Cory is aware that an inspection is to occur one year after an application is approved, but his other responsibilities have delayed the inspections.
  - c) Steinman-Ferris (1785 W. Diamond Hitch Dr., Lot 292): Fence change approved.
  - d) Miller (1655 W. Big Trail Dr., Lot 327-304): Deck approved.
  - e) D'Amours (1755 W. Pack Saddle Dr., Lot 301): Patio approved.
  - f) Buehler (1545 W. Clydesdale Dr., Lot 153): Roof approved.
  - g) Schupman (3340 S. Black Baldy Dr., Lot 108): Paint approved.
8. Office report.
- a) Annual meeting and Director's election.  
Annual meeting packets were mailed to owners July 19<sup>th</sup>. Mail-in ballots for the Director's election are due August 19<sup>th</sup>. The HOA Annual meeting and Director's election will be held at Gateway church 7:00 p.m. August 20<sup>th</sup>. Dawn Lotshaw has volunteered to help count ballots on the 21<sup>st</sup>.
  - b) Office closure.  
The Rafter J office will be closed August 22<sup>nd</sup> and reopen August 26<sup>th</sup>.
  - c) Delinquent dues.  
One property is over 120 days past due, Aida will follow-up with the HOA Attorney to issue an Intent to Lien.
9. Old business.
- a) Lot 333 usage.  
The Wyoming Supreme Court Oral Arguments are scheduled for 10:00 am August 14, 2024 and can be watched at <https://www.courts.state.wy.us/supreme-court/live-broadcast/>. Case documents can be viewed on the Rafter J website <https://www.rafterj.org/lot-333-proposed-usage/>.  
  
The County Resolution to allow Lot 333 to offer temporary shelter due to closure of Teton Pass expired July 29<sup>th</sup>.
  - b) SilverLight Fiber Network connection project.  
The agreement with SilverStar is progressing and if finalized, construction is anticipated to begin in the fall. The cost of hiring a 3<sup>rd</sup> party for waterline locates is being discussed. (UPDATE: After the meeting the Board discussed the agreement and had two final changes for SilverStar to review.) Owners should be aware that any construction within an owner's property is the responsibility of the owner, not the HOA.
  - c) Enforcement of no truck campers per Rafter J CCR VII.3.g.  
The Board is working on clarifying CCR VII.3.g and memorializing the practice of allowing recreational vehicles to park in the driveway for 3 days. Rules can assist with clarification and enforcement of CCR's, but Rules cannot conflict with or change the CCR's. CCR's must be changed through the amendment process and the Board cannot grant variances, although variances have been given by previous Boards. A survey will be sent to owners to provide feedback on acceptable vehicles and the 3-day leniency.  
  
Aida stressed the importance of civility among Rafter J members and civility towards the Board.

Karen's interpretation of the CCR's is that a truck camper is not allowed when kept on a property separate from a truck, but it is okay if the camper is on the bed of a truck. She is considering pursuing a CCR amendment to solely address truck campers.

Chuck stated that he previously distributed information cards throughout Rafter J regarding possible HOA enforcement of recreational vehicle parking rules with the intent to get feedback information from owners. The Board is concerned that the cards contained misinformation and asked Chuck to get permission from the Board if he intends to distribute anything else that references Board activities. Chuck apologized if anyone thought the card was distributed by the Board.

d) FEMA Letter of Map Revision (LOMR) request.

Kurt Stout of Meridian Engineering sent a final response on July 10<sup>th</sup> to FEMA, answering questions regarding new data that reduces the Flat Creek 100-year floodplain boundary. FEMA has 2 weeks to 90 days to accept the map revisions and a notice will be posted in the JH News and Guide Wednesday paper. (UPDATE: after the meeting Kurt Stout reported that FEMA accepted the revisions, and a notice will be in the 8/14/24 paper). Property owners will have 90 days to dispute the revisions, the County then has 6 months to adopt the revisions. The changes occur once the revisions are Federally Registered which is estimated between May 2025 and June 2025. The expectation is for flood insurance coverage to be optional for properties that are within the current 100-year floodplain boundary.

e) CCR/Rule review by HOA Attorney.

The Board is working on rules regarding temporary storage of firewood, and a requirement that the Design Committee reviews any type of storage structure. Storage area rules and policies are expected to be reviewed.

Chuck is in favor of the current Board following suit of previous Boards to consider using Rules to update CCR conflicts. The Board explained, through the advice of legal counsel, that previous Board practices were in error and are being corrected.

f) Cedarwoods irrigation encroachment.

Cedarwoods is no longer irrigating Rafter J common area, the encroachment is now in compliance.

g) Cattail management in habitat marsh area.

Brian Remlinger has been in contact with Tracy and offered to show Cory how to adjust the inlet and outlet gates of the marsh area located north of Colt/Cedarwoods. Brian can also provide information on the historical management of cattails.

10. New business.

None.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Jessica moved to adjourn the meeting. Aida seconded the motion. The motion passed by majority vote, and the meeting ended at 5:52 p.m.