

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday October 29, 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: Zach Hall, Kim Hindman, and Gina Lipp.

1. Call to order.
Tracy Baiotto, President, called the meeting to order at 4:00 p.m.
2. Homeowners' issues and concerns.
 - a) Judy Legg (3305 S. Cow Camp Dr., Lot 255): Dog waste news article.
Judy previously submitted a news article regarding dog waste to the Board. The Board will review the article and respond to Judy.
 - b) Big Trail playground graffiti and litter.
Residents are reminded to be respectful of others, clean up after themselves, and to report issues to the Rafter J office.
 - c) Dogs harassing wildlife.
In order to follow up on issues regarding dogs that harass wildlife, the HOA needs detailed reporting on the individual(s) who is responsible for the dog(s) that harasses wildlife.
 - d) Halloween traffic on Thursday October 31st.
The Board will allow residents to place traffic cones in the roadway of cul de sacs to designate access for foot traffic only.
 - e) Storage area rodent control.
A storage area user is concerned about mice in their trailer. The HOA does not control rodents in the storage area.
 - f) Roadway safety issues.
Requests have been received to add traffic controls to the northwest corner of the Big Trail park area, and to add a crosswalk just south of Flat Creek bridge. The HOA will address these concerns with the ISD board.
3. Approval of Rafter J HOA minutes.
Kathie moved to approve the September 24, 2024, Board meeting minutes. Brian seconded the motion. The motion passed unanimously.

4. Financial report.
 - a) Review of September 2024 financials.
Income was \$37,548, regular expenses were \$41,454, and other expenses were \$12,228. There are no concerns at this time.

Brian moved to approve the September financials. Jessica seconded the motion. The motion passed unanimously.

5. Maintenance report.
 - a) South entry lighting improvement.
Installation of a better solar light for the winter is expected.
 - b) Eastside ditch maintenance.
The eastside ditch bentonite project was scheduled to begin October 23rd, but it was postponed due to the Fresno water main break. Cory will check with Westwood Curtis on a new start date.

6. ISD report.
None.

7. DC report.
 - a) Sumerlin-Hanley (1685 W. Quarter Horse Dr., Lot 189): Fence approved.
 - b) Schneider-Akins (3235 S. Single Tree Dr., Lot 265): Paint and door approved.

8. Office report.
 - a) Teton County Weed and Pest (TCWP) cost share program.
\$2000 was received from the TCWP Invasive Species Cost-Share Reimbursement Program.

9. Old business.
 - a) Lot 333 usage.
Stage Stop LLC has submitted a Transportation Demand Management Plan (TDMP) to the County as a requirement of Lot 333's CUP2021-0005. A public hearing will be held before the Board of County Commissioners on 11/19/24 at 9:00 am. Written public comments can be sent to cwindom@tetoncountywy.gov prior to 11/12/24. The full application can be viewed online at <https://tetoncountywy.gov/559/Planning-Division>. The HOA is looking for a consultant to review the TDMP data, and to compare it to traffic data that has been collected by the ISD. Steve recommended reviewing comments made to the County by Charlotte Frei, Regional Transportation Planning Administrator.

- b) SilverLight Fiber Network connection project.
The bulk of construction has been completed on the east side of Rafter J. Construction on the west side will occur in spring 2025.

On October 22nd around 3:00 pm a water main on Fresno was damaged by a grounding rod that was driven into the ground by the Silver Star contractor, resulting in a significant water line break. An emergency repair crew responded immediately, and water service was restored by 11:00 pm on the same day. A boil advisory was issued for the affected area and was lifted just prior to this meeting. Owners are asked to contact the Rafter J office if they incurred any damage from the water main break, inclusive of issues when water pressure was restored.

c) Adams Canyon projects.

Jorgensen is finalizing trail easement exhibits and preparing water tank fence detail.

10. New business.

a) 2023 Lower Valley Energy Patronage Certificate.

Kathie moved to retain the certificate. Tracy seconded the motion. The motion passed unanimously.

b) Board priorities fiscal year 2024-2025.

- Adams Canyon water tank fencing, trail easement, habitat/access preservation.
- SilverLight Fiber Network connection project.
- Commercial Lots CCR enforcement, no residential use.
- FEMA letter of Map Revision (LOMR) request for Flat Creek flood plain zone.
- Lot 332 usage clarification.
- South entry lighting permanent fix.
- Update rules and policies.

11. Review action items.

Action items were reviewed and completed items were removed.

12. Adjourn.

Aida moved to adjourn the meeting. The meeting ended at 4:51 p.m.