

**RAFTER J RANCH ANNUAL HOMEOWNER'S ASSOCIATION  
MEETING MINUTES**

**August 20, 2024, at 7:00 p.m.**

**Gateway Church and audio only via Zoom**

**Directors/Staff present:**

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

**Staff:** Nancy Henderson and Cory Kulacz.

\*Aida attended via the audio only Zoom and did not participate.

1. Call meeting to order.

Tracy Baiotto, President, called the meeting to order at 7:03 p.m. and verified that the meeting was quorate.

2. Approve 2023 Annual Homeowner's meeting minutes.

Herb Brooks motioned to approve the August 22, 2023 Annual minutes. Joseph Sebastian seconded the motion. The motion passed by majority vote.

3. President's report.

Tracy introduced the Board Directors and Rafter J staff.

Tracy reviewed the powers and duties of the Board, inclusive of administering and enforcing CCRs, and noted that the Board can create rules to clarify CCRs but cannot change a CCR with a rule.

Tracy reviewed HOA and ISD responsibilities. The HOA, managed by five elected officials, maintains common areas, enforces CCRs, assures financial stability, hires and supervises staff, and oversees the Design Committee. The ISD, a state governed district managed by three elected directors, is responsible for the maintenance and service of Rafter J roads, paved paths, and water systems.

Tracy thanked the Design Committee members, Chris Moulder, Dawn Lotshaw, and Nancy Zawacki.

4. Board recap of activities over the past year.

- Storage area gate repair.
- Office crabapple harvest per County regulation.
- Replenish playground mulch.
- In-road signage in crosswalks.
- Eastside ditch grant obtained for fall bentonite application.
- Poop Week campaign to cleanup common area.
- Volunteer weed pull day.
- Invasive species inventory completed by Teton County Weed & Pest.
- Flat Creek restoration project completed.
- Review trout habitat improvement request.
- Review King Eider request to dissolve King Eider HOA.

- Teton pass slide – temporary shelter request.
- South entry light repairs.
- New legal counsel due to departure of previous counsel.
- CLC parking lot lighting issue resolved.
- Lot 333 proposed residential usage is being deliberated by the Wyoming Supreme Court.
- Flat Creek floodplain Map Revision accepted by FEMA and is expected to be finalized by June 2025.

5. Financial report.

Kathie Brazinski, Treasurer, reviewed FY 2023/2024 financials and the FY 2024/2025 budget. The HOA is in good shape financially.

Total Operating Expenses for FY 2023/2024 were over budget primarily due to Professional Expenses, specifically legal fees. Capital Expenditures were under budget due to items not being completed or determined to be unnecessary.

Income from ISD support has been recalculated for FY 2024/2025 to cover increased employee expenses, and 4.5% interest has been secured on the Reserve savings account. In addition to the FY 2024/2025 budgeted Capital Expenses for \$75,060, there will be an additional \$10,000 Capital Expense for the Silver Star fiber optic project.

Owner comments:

- The Board was asked what the traffic counters are for, why was it not an ISD expense, and why were they purchased as opposed to being rented. The Board responded that the HOA and ISD are using the counters for multiple purposes, inclusive of collecting speed data, and purchasing them was more cost effective.
- The Board was asked about the cost of dog waste bags, and it was suggested that residents only use the bags for emergency purposes.

6. Current and future projects.

a) Silver Star fiber network connection.

Silver Star Communications is expected to install SilverLight, a fiber network connection throughout Rafter J common area beginning in September 2024 and completion in 2025. Owners are encouraged to contact Silver Star prior to the HOA common area installation to possibly save money on the personal installation within their property. In an effort to help with Cory's workload, the HOA has agreed to pay Silver Star \$10,000 to cover a portion of the water locates expense. Disturbance during construction is a concern. An Agreement with Silver Star to mitigate any issues is being finalized.

b) Adams Canyon projects.

Surveying, water tank fencing, and trail easement projects are being completed by Jorgensen. A project to correct the storage area boundary lines, selling one of the Tract 3A development rights, and establishing a conservation easement on Tract 3A are all on hold.

Owner comments:

- Previous surveys exist.
- The ISD should be responsible for water tank fencing costs.
- The Design Committee has documents from proposed development of the area.
- Correcting boundary lines will be advantageous to improving the storage area.

c) Lot 332 use clarification.

Prior to the HOA purchase of Lot 332, it is believed the Lot was designated as a mitigation site as a requirement of the King Eider subdivision development. Clarification of usage is being researched.

d) Storage area review.

Owners are encouraged to contact the Board if they are interested in joining a committee to improve storage area management.

e) CCR, Rules, and Policies review.

The Board is working on updating Rules and Policies to be in-line with the CCRs. Parking and storage of recreational vehicles is being addressed. A survey regarding recreational vehicles was completed and is available at the Rafter J office.

Multiple CCR Amendments are being proposed by owners and will be discussed later in the meeting.

f) Ditch maintenance.

Maintenance of irrigation ditches is the responsibility of the irrigators, and the HOA works with the irrigators to help mitigate water in crawlspaces. Maintenance expenses for the Eastside ditch have been paid by the HOA, the irrigator, and by Teton Conservation District grants. The manager of the Wilson ditch is open to discuss maintenance proposals. Owners are encouraged to report water issues and to provide suggestions for improvements to the Rafter J office.

7. New Business.

a) Board of Directors Election.

Jessica thanked Tracy Baiotto and Kathie Brazinski for their service as Board members.

Tracy Baiotto and Vicky O'Donoghue are on the ballot for a two-year term. Kathie Brazinski is on the ballot for a three-year term.

Vicky O'Donoghue commended the HOA Board for their efforts, expressed concerns with the ISD Board, suggested that HOA/ISD election signs be posted at the Rafter J office, and withdrew her candidacy.

Tracy and Kathie gave candidate statements.

8. Improvement and Service District (ISD) update.

The ISD Board members are Brian Schilling, Steve Foster, and Eileen Mosman. Brian presented an update on ISD activities. Eileen was not in attendance.

- The ISD oversees Rafter J infrastructure, inclusive of roads, pathways, sewer system, and water system.
- Annual assessments are collected by the County through property tax statements.
- A multi-year project to upgrade the water metering systems is near completion.
- Road resurfacing for all roads is a major expense and expected in the near future.
- The Long-Term Capital Replacements plan and financials are monitored to make sure funding is on track, and assessments are adjusted accordingly to reduce the need for special assessments.
- A letter was sent to owners regarding assessment increases for the fiscal year 2024-2025.

- Assessments are being evaluated, with the intent of the calculation to be fair, equitable, and non-arbitrary to all property owners. Data from the HOA traffic counters is being evaluated as one of the usage factors used to calculate future assessments.

Owner comments and questions for ISD:

- Commercial property usage should be considered when the assessments are formulated.
- Commercial assessments should be adjusted as usage changes.
- Collect new traffic data when usage changes.
- Equitable charging of water and sewer is a concern.
- Gateway Church should not be charged an assessment.
- If speed bumps are included in future road improvements, snow removal challenges should be considered.
- Is CLC (Lot 331) considered a commercial Lot? Steve responded that it is assessed the commercial rate.
- The pathway stop sign at Big Trail Drive and Spring Valley Road should be a smaller size, or a different color, and on a shorter post.
- Concern regarding connecting internal Rafter J roads/pathways with adjacent properties. Brian explained that the existing pathway easements are only for non-motorized and emergency vehicle use, not regular vehicle use.

9. Reminders

- E-bikes are not allowed on non-paved surfaces; obey traffic signs; be mindful of speed.
- Common area and open space – know your property boundaries, clean up after yourself, kids, and pets.
- Parking is not allowed on streets in Rafter J. Overnight parking and hindering snow removal efforts are of concern.
- Know the HOA CCRs & Rules and share with renters <https://www.rafterj.org/>.
- How to identify your Lot lines <https://tetoncountywy.gov/300/Geographic-Information-Systems>.

10. Proposed CCR Amendments.

- a) Mike Schaefer is collecting the required fifty signatures to advance a CCR Amendment to change the speed limit to fifteen (15) miles per hour throughout Rafter J, except for Big Trails Drive which will remain twenty-five (25) miles per hour.
- b) Chuck Harris and Karen Jerger are collecting the required 50 signatures to advance a CCR Amendment that allows modern versions of recreational vehicles to be parked in private driveways, specifically camper vans, truck campers, private pick-up trucks, van style work vehicles, and small recreational vehicles and equipment when carried as cargo on or in an approved vehicle.

11. Owner comments from the floor.

- a) Teton County does not have an e-bike speed limit on pathways, but the HOA can impose a speed limit.
- b) License plates of speeding vehicles can be reported to the sheriff.



- c) If campers are allowed on residential lots, there is a concern that Lot 333, a commercial Lot, will allow residents to live in campers within their parking lot.
- d) If recreational vehicles and equipment are allowed in driveways, visual impact of the items is a concern.
- e) Lloyd Dorsey would like the HOA to improve how the storage area is managed. He is concerned about the slow turnover of storage spaces, vehicles (according to HOA legal documents) that should not be allowed in the storage area, and enforcement of storage area rules. He believes it is possible to add storage spaces outside the gate. The Board previously received fourteen suggestions from Lloyd to improve the storage area.
- f) Gretchen Plender would like the Board to discuss the dues amount that will be charged for Lot 333 if apartment usage is ever allowed.
- g) Gretchen Plender requested a cost breakdown for dog waste management, would like the information to be submitted to the homeowners, and suggested that the dog waste bags provided by the HOA are only used for emergency purposes.
- h) Gretchen Plender would like the water tank fencing to be wildlife friendly.
- i) Joe Sebastian would like the HOA to pursue buying the Cedarwoods tennis courts.

12. Other Business.

- a) Proposed Rule #20 – Firewood rule update.

Following discussion the proposed rule is:

#20 Firewood rule - The storage of a reasonable amount of firewood on developed Rafter J Ranch lots is permitted as follows:

- A) The terms “firewood”, “firewood stack” or “stack” means a continuous rectangular dimension of wood sawn from trees that has already been split to length to be used in a fireplace or woodburning stove.
- B) All firewood shall be neatly stacked and screened from view of roadways and neighboring properties.
- C) All firewood stacks shall be stored on the side or rear of the residence and either against the residence or against a fence on the lot. If stacked against a fence, the top of the firewood stack shall always be lower than the top of the fence. The presence of firewood is not permitted in front of any residence, except temporarily (no more than 48 hours) after delivery of a firewood load to a lot. Any such delivered load shall be promptly moved and stacked as required by this rule.
- D) Any item used for "backstopping" a firewood stack, other than the existing fence or residence itself, shall be constructed to be compatible with the original color and design of the existing residence, and shall require the owner to submit a proposal to the Rafter J Design Committee and obtain written concurrence from the Rafter J Design Committee prior to constructing such item.
- E) Firewood stacks, if covered, shall be covered only by a tan or brown canvas tarp, or by a brown, black or dark green polyester tarp. Clear plastic coverings are not acceptable.
- F) Storage of construction scrap wood for burning or for kindling shall be within the garage of the residence.
- G) Please respect the quiet nature and atmosphere of the Rafter J Ranch by blocking firewood on the forest, and keeping any chainsaw use to a minimum.

Brian moved to approve Rule #20 as proposed. Jessica seconded the motion. The Board passed the motion by majority vote. Aida did not vote.

b) Proposed Rule #32 – 3-Day Grace for Recreational Vehicles.

The proposed rule is:

#32 3-Day Grace for Recreational Vehicles (reference Article VII, Section 3 (g) of the Rafter J Ranch Covenants):

Owners of Rafter J Ranch residential and multi-family lots, and their lessees may have a recreational vehicle, snow machine or boat on their residential property in paved driveways, and thus in view of neighboring properties, for up to three (3) days prior to a trip and up to three up to (3) days after returning from a trip on the following conditions:

- A) The term “recreational vehicle” means any vehicle or movable contraption, or device designed, constructed and equipped as a dwelling place, living abode or sleeping place (either permanently or temporarily).
- B) The term “trip” is defined as being gone from the Rafter J lot for one or more consecutive 24-hour periods of time.
- C) Recreational vehicles, snow machines and boats shall be present under this rule only on the driveway of the lot, and may not to be kept on any street within the Subdivision.
- D) No recreational vehicle will be used for sleeping, cooking or bathing purposes within the subdivision.
- E) The intent of this rule is to offer reasonable leniency for the use of RVs and recreational equipment. Recreational equipment and RVs may not be kept on residential property in view of neighbors for weeks, months or indefinitely even if they are removed from the property every three days.

Jessica moved to approve Rule #32 as proposed. Kathie seconded the motion. The Board passed the motion by majority vote. Aida did not vote.

c) Proposed Rule #33 – Definition of “Conventional Passenger Car”.

The proposed rule is:

#33 Definition of “Conventional Passenger Car”:

The term “conventional passenger car” as used Article VII, Section 3 (g) of the Rafter J Ranch Covenants shall mean any of the following motor vehicles on the condition that in every instance such vehicle (a) is designed to carry ten (10) persons or less; (b) has a gross vehicle weight of less than 12,000 pounds, and (c) is primarily used on a daily basis to transport people; and (d) is currently and validly registered by a state vehicle registration agency other than as a recreational vehicle:

- A) Passenger vehicles, meaning sedans, hatchbacks, coupes, convertibles, station wagons and vans.
- B) Sport Utility Vehicles (SUVs), meaning designed for and capable of off-road driving in addition to driving on roads.
- C) Pickup trucks having an enclosed cab and an attached open cargo box (or covered by a non-camper type topper) directly behind the passenger compartment and designed to be equipped with a tailgate which can be lowered or opened to load or unload property or cargo.
- D) Vans designed primarily for passenger transport, provided they meet the following conditions:
  - 1. Use: Must be used primarily for personal transportation rather than commercial purposes or recreational use.
  - 2. GVWR: Less than 12,000 pounds.
  - 3. Licensing: Must have a current and valid registration and cannot be registered as a recreational vehicle.

Kathie moved to approve Rule #33 as proposed. Brian seconded the motion. The Board passed the motion by majority vote. Aida did not vote.

d) Silver Star Agreement.

Jessica moved to accept the Silver Star easement, associated attachments, exhibits, and the approval of up to \$10,000 expense for water locates. Tracy seconded the motion. The Board passed the motion by majority vote. Aida did not vote.

13. Adjournment.

Owners are encouraged to attend Board meetings, listen to meeting recordings, and read meeting minutes on the Rafter J website <https://www.rafterj.org/>. Monthly meeting updates are emailed and posted on the mailbox kiosk bulletin boards. Communications can be emailed to the Board; Email addresses are the first initial of the Board member first name followed by the full last name @rafterj.org. The Rafter J office email is [office@rafterj.org](mailto:office@rafterj.org), maintenance email is [maintenance@rafterj.org](mailto:maintenance@rafterj.org) and the office phone number is 307-733-5262.

Tracy adjourned the meeting at 9:09 p.m.

DRAFT