

Star Valley Ranch Association
2015 Annual Membership Meeting
JUNE 27, 2015
The Barn

In Attendance:

Mike Wardle-Chairman
Ron Denney-Vice Chairman
Ann Earl-Secretary/Treasurer
Dennis Christianson-Director
George Toolson-Director
Bob Meikle-Director

I. The 2015 Annual Meeting was called to order at 8:00 a.m. by Chairman Wardle.

II. Pledge of Allegiance

The VFW presented the Colors and led the Pledge of Allegiance said by all members present.

III. Invocation was given by Director Meikle.

IV. Reading of Official Notice: Secretary/Treasurer Earl read the following:

"Notice is hereby given that the Annual Membership Meeting of the Star Valley Ranch Association, Inc., a Non-Profit Corporation, of Star Valley Ranch, Lincoln County, Wyoming, will be held at 8:00 a.m. on Saturday, June 27, 2015 in the Barn at Star Valley Ranch.

On the Agenda (2) Directors for 3-year terms and (1) Director for 1-year term. The 2015 Official Ballot is included with this notice and may be returned by mail in the Secretary's Ballot Proxy Envelope or may be voted in person at the SVRA office up to Friday, June 26th at 4:00 p.m. or at the Annual Membership Meeting. Your vote is verified and cast when matched to the lots you list on the stamped Secretary's Ballot Proxy envelope. Be sure to sign your Secretary's Ballot Proxy Envelope before mailing or dropping it off at the SVRA office.

Registration for voting will begin at 7:00 a.m. on Saturday, June 27th at the Barn. Polls will close thirty (30) minutes after the adjournment of the meeting. The Election Committee will post election results in the Barn as soon as the votes are tabulated.

V. Opening Remarks: Chairman Wardle:

At this time I would like to welcome everyone to the 2015 Star Valley Ranch Association Annual Meeting.

It's been a very busy year for the Board of Directors this year. We started off by finally receiving a certificate to occupy from the Town of Star Valley Ranch for our new maintenance building.

The Association lost the appeal to the Supreme Court for the DCC&Rs lawsuit. Making the Board come up with a way to reinstitute the old DCC&Rs and still be fair to those who made improvements to their property. That package was given to everyone in the election packets that were mailed out. We are calling it the "Green Sheet".

The Staff at the Association all worked hard to get all operations up and running for the 2015 season. Thank you to the Office Staff, Ben and his staff, Ernie and his staff, last but not least; Kurt and his staff.

We are trying to get the Cook Shack operating as a year round events building. We are also seeking bids for chip sealing of the Cedar Creek Grill & Pool area, Aspen Hills parking lot and the parking lot at the Barn that we are responsible for.

We had a conclusion on another lawsuit, which was challenging our right to have a Fence Policy. That came out in favor of Star Valley Ranch Association.

Last big hurdle we have had was a major staff change. Kirk Sessions informed the Board at the beginning of the year that he would be retiring at the end of May 2015. The Board decided to hire from within, and offered the job to Tallia Booker. She accepted and this started a snowball effect. As Tallia left the accounting desk empty, we moved Amber Nielson into accounting, leaving the front office desk empty, and we hired Julie Holiday for that position.

We want to thank Ann Earl for her service on the Board of Directors for the last three years as Sec/Treasurer. She also served as the Secretary on the Election Committee. She has been an asset to the entire Board and the Star Valley Ranch Association.

**VI. Review of 2014 Financial Audit: David DeCoria:
Profit and Loss Statements for 2014 compared to 2013**

Total Revenues:

2013 - \$1,072,561

2014 - \$1,174,313 less than a \$2000 difference between the 2 years, and dues were the same amount, so we would expect to see this. The only thing that does go up and down is the Operating Expenses.

Operating Expenses:

2013 - \$1,213,567

2014 - \$1,186,865 a \$27,000 difference in the 2 years, and it actually dropped in 2014. Major repairs went from \$35,000 to \$9,000.

Fixed Assets: Golf Courses, Buildings, and Equipment to run the Operations

2014 – The Association added \$53,565 in fixed assets to repairs.

Auditor's Opinion:

You are receiving an unqualified opinion this year, which means it is without qualification.

I believe these numbers are a fair representation of the Assets and Liabilities as of Dec. 31st, 2014. Also the Revenues and Expenses for that year end. My report is that your finances are fairly stated and you are in good shape.

VII. Report of Number in Attendance, Present in Person or by Proxy to Determine a Quorum:

We needed 544 votes to have a quorum. Election Chairman Gayle Brice reported that there was a quorum with 553 votes.

VIII. Reading of Minutes of June 28, 2014 Annual Meeting and approval of same:

- Member, Jere Kovach made the following motion: "I move that we suspend the reading of the minutes, since they were previously read as published."

Member, Ron Mueller seconded the motion.

Motion passed unanimously.

IX. Reports of Standing Committees:

A. Architectural Control – Director Christianson gave the following report:

There seems to be a lot more activity lately on building. We had 56 permits applied for and 43 approved. It keeps getting busier and busier, which I think is a positive.

B. Finance and Legal– Director Meikle gave the following report:

From the Finance and Legal standpoint, I'm not going to get into any numbers or anything. I just want to give an overview where we started at the first of the year.

Kirk Sessions was very helpful in getting a very active committee together, and we have been working on expanding this committee.

We have 8 very active members that meet one Monday a month. They do research, get answers for us and make recommendations to us. We do have posted on our website the results from those

meetings, and the current posting is from last month. We are committed to detailed minutes so if anyone really wants to know what's going on, they can follow that information provide on the website.

C. House and Entertainment – Chairman Wardle gave the following report:

I want to take the time to thank everybody that helped me put everything together, and everybody that has volunteered to help in getting the H&E Committee together. Everybody that said they would do something has done it, and has made my job a lot easier.

We have had some good stuff and have had a couple of busts. We Tried sledding in the Winter , but mother nature did not cooperate.

We have had several Pot Luck Dinners, Healthy Living classes every 3rd Thursday, Line Dance Lessons, Karaoke every Sunday night, and a couple Book Reviews. Our Property Owner's Weekend is currently going on now. With the 18th Annual 4th of July being our next big event and we are always looking for more volunteers.

D. Golf & Greens – Director Toolson gave the following report:

The year to date golf rounds as of June 25th, are at 4,972 which is up 450 rounds from last year. This represents an additional \$5,104.00 of increased revenue compared to our 2014 timeframe. We opened the course on April 11th which was one of the earliest openings for the Cedar Creek course in many, many years. The month of April produced outstanding weather for the early golfers, but for the entire month of May, "Mother Nature" provided us with enough rain to grow webbed feet!

Our pricing structure here at Star Valley Ranch appears to be on track as we continue to bring in new and returning golfers from surrounding areas. We continue to give golfers "More Bang for the Buck" with 2 quality courses and the professionalism of our entire staff.

Our Golf Superintendent Kurt Richmond and his staff of Steve, James, Jim, John, Michael, Ed, Blain, Terry, Justin, and Guil, are to be commended for the quality playing conditions of all 27 holes.

Kurt and crew, along with mowing the "Green Stuff" are also working on the newly renovated pond on #13, the new ladies tee box on #2, the new cart path on #9, and soon will start a new cart path from #12 green to all tee boxes on #13 at Cedar Creek. Aspen Hills uses #8 as their signature hole where numerous photos are taken by members and guests alike. Kurt Richmond and I believe that #13 will be the signature hole of Cedar Creek when all of the work is completed.

Aspen Hills is now sporting new Junior Tees on all 9 holes to attempt to get the younger ones involved in the game. These tees are placed at about half way down each fairway which gives the little ones a chance at beating Mom & Pops. Along with the Junior Tees all 9 holes at Aspen Hills now have two sets of pins; the regulation cup as well as the new 15" cup. This is another attempt to get kids and older kids into the game. Could also have some very interesting tournaments in the future! Hey, don't be giggling about a 15" cup.....I can tell you first hand, you can still miss! At this time we are the only course in northwestern Wyoming trying out this innovation from Taylormade Golf.

Another important crew involved in the day to day golf operations is that of the Pro Shop. This group consists of Head Pro/Bar Manager/Part Time Comedian Ben Whalen, Diane Burr (the only woman on earth that continually gets a group of 40 to 50 guys moving at 8:30in the morning). The rest of the staff includes Von, Ryan, Patrick, Maddie, Joe, Rich, Kasey, Gale, and Caitlyn. The Pro Shop is well stocked with golf attire and "War Weapons" to swing on the Battle Field. A variety of golf instructions, both private and social are available through Ben and the Pro Shop. The Ladies and Men's Golf Associations are in full swing, along with the resurrected couple's league on Tuesday afternoons. See the Pro Shop for sign-up information.

Tournaments played to date this season include; The Star Valley Medical Center Tournament, the Jackson Elks Lodge Tournament, the 2nd Annual Wildland Firefighters Tournament (which grew from 40 to 68 players....a 70% increase), the 5th Annual Mixed Moose Tournament was held last weekend. We had 88 players this year, up from 60 last year, (a 46% increase)! The word is getting out: Star Valley Ranch is The Place to golf. Upcoming tournaments for the rest of the season include: Today is the second day of Property Owner's weekend and the tee times start about 30 minutes after I quit rambling on and the meeting is adjourned. Also in the next couple of months are the Member Guest Tournament, The Ladies Rhinestone Invitational, The Senior Center Tournament, The Ryder & Soulheim Cups, and a new one this year, The Castle Rock Motors Scramble Tournament.

To date, we have had one Golf & Greens Committee Meeting with 17 volunteers along with our new General Manager, Tallia Booker; retired General Manager, Kirk Sessions; Golf Superintendent, Kurt Richmond; and Head Golf Pro, Ben Whalen, in attendance. This group gives the Board input on golf pricing, local rules, merchandise, equipment purchases, placement of the next OB markers, just to tighten up the courses a little more, and future cart path improvements. The majority of the funds to build the new cart paths are generated from the annual "Trail Fee Permits" purchased by members that own their own carts.

Also behind the scenes, are the guys from the Men's Association, which I have, on occasion, roped into helping with projects around the Ranch that the Greens Crew can't get done in addition to their normal work load.

Thank you to all involved.....it works.

E. Utilities – Vice Chairman Denney gave the following report:

Article IX, Section 12(c) of the SVRA Bylaws establishes the Utilities Committee as one of four standing committees. This committee is "responsible for roads and streets, water systems, power, telephone, airstrip, architectural control, property use restrictions, security police and fire protection, traffic and speed regulations, trash collection, and all related services. This includes the planning, construction, maintenance, alteration or replacement of Association facilities, property, and equipment in cooperation with the other affected committees." Since the Town of Star Valley Ranch was incorporated after this issuance of the last version of the bylaws, some of these responsibilities associated with roads and streets, water systems, police and fire protection, traffic and speed regulations, etc., now belong to the town.

In July, an assessment of the Green Canyon water collection system was initiated. There are two water lines: Brog line and Stewart line. The Brog line, which is used to collect irrigation water via a weir in the creek bed, is in poor shape. There is section of extremely thin carbon steel pipe which has numerous tears. A section made up of wrapped corrugated steel has numerous bullet holes and patches and has exposed lengths which are poorly supported. A lower section is made of wrapped carbon steel also has some holes and is exposed to traffic on the trail.

The Stewart line, which collects water from a developed underground spring, is in much better condition. This is the line used by the town of Star Valley Ranch until last September for culinary water supply. Kurt Richmond has developed a draft detailed piping diagram for the Brog line and Stewart line, which includes elevations of the primary components, distances, and relative positions of piping. Kurt also performed exploratory digging of the lines just above the filter house and identified alternative modifications which would enable the SVRA to provide water to the fish pond in the winter, and to direct water flow from the Stewart line into the desanding house. After the Board authorized funding an unbudgeted capital expenditure of \$2,000 in CY2014 for making these water line alternations, these changes were completed.

A Statement of Work was completed to get an engineering analysis and design complete to remediate the slope above the new storage shed such that the town inspector can issue an Occupancy Permit. The geotechnical study of the slope was completed by Womack and Associates

and accepted by the Town of Star Valley Ranch Planning and Zoning Board. The recommendations of the study were to leave the slope as-is, but to install gates to limit access to the public. The gates were installed and a Certificate of Occupancy was obtained from the town,

The Association supported the July 11, 2014 War on Weeds day which was organized by the Town of Star Valley Ranch Natural Resources Board of the town of Star Valley Ranch by providing tents, tables, and chairs.

The Association supported the August 23, 2014 inaugural Firewise Day which was also being organized by the Town of Star Valley Ranch Natural Resources Board. A Firewise assessment of the town and the neighboring Forest Services lands was performed on June 30.

The Association facilitated a review of the National Forest Trails proposal by the Town of Star Valley Ranch Natural Resources Board by Association members, and eventually approved the proposal before it was sent to the Forest Service as a joint proposal. Development of these trails began in June 2015.

Silverstar Communications requested a revision to their easement on the SVRA airstrip to allow addition of a propane tank and generator to support their telecommunications building. This was approved after obtaining a review by the town of Star Valley Ranch. Silverstar has yet to complete this work.

A new portico over the Library access to the Aspen Hills administration office was installed in October to replace the old portico that was torn off the exterior wall by sliding snow.

Bids were requested for removal of the two rooms under the front entry deck of the administration building for safety reasons. This work, scheduled for this Spring, was deferred due to delays by the successful bidder which would have put the work into this summer and affect access to the administration building during the busy golf season.

X. Introduction Of Candidates For The Board Of Directors:

For the two 3-year terms we have 3 candidates: Ron Denney, Marsha Combe, and Bob Hayes. For the one 1-year term we have 2 candidates: Maria Simental and Russ Storbo.

Sec/Treasurer Earl thanked the Election Committee for all their hard work with the election.

XI. Announcements:

Chairman Wardle made the following announcements:

Today, hot dogs and soda will be served from 11:00 a.m. until they are gone. Your two cooks will be Board Members, George Toolson and Ron Denney, they volunteered to take care of that for us.

The waterslide opens at 1p.m. and will run until 4:00 p.m. for the kids.

The Board, after the election is determined, will meet at 4:30 p.m. in the Cook Shack for the election of officers.

People have noticed that the fountain in the pond on Aspen Hills hole #8, is not in operation. The pump failed. Ernie is working hard to get some bids to us to replace that. Someone on the Ranch, I don't know if they wanted their name mentioned or not, so I won't; has volunteered \$1,000.00 towards that project. Whoever that is, I want to thank them personally.

The polls will close 30 minutes after the meeting adjourns.

The golf tournament starts in 30 minutes.

XII. Adjournment

- Member, Ron Mueller made a motion to adjourn the meeting.
Member, Jim Vandel seconded the motion.
Motion passes unanimously.

Meeting was adjourned at 8:45 a.m.

The voting polls will close at 9:15 a.m.