

Star Valley Ranch Association  
Board of Directors Meeting  
April 16, 2011  
9:00 AM Town Hall

**Attendance**

Curtis Cheshier: Chairman  
Jere Kovach: Vice Chairman-via phone  
Ron Meeks: Sec./Treas.  
Gary Braun: Director-via phone  
Paul Weber: Director  
George Toolson: Director-via Skype  
Kathy Daulton: Director

**Call to order:**

Chairman Cheshier called the meeting to order at 9:00 AM. Chairman Cheshier stated that there was a Quorum and called for the Pledge of Allegiance.

**1. Adopt Agenda:**

**Sec./Treas. Meeks made a motion to adopt the Agenda.  
Director Daulton seconded the motion.**

**Motion passes unanimously.**

**2. Approval of Minutes for March 2011 Board Meeting:**

**Director Braun made a motion to approve the March 2011 Board Meeting Minutes.  
Director Toolson seconded the motion.**

**Motion passes unanimously.**

**3. Standing & Special Committee Reports**

**A. Chairman's Report: no report**

**B. Utilities Report: no report**

**C. Finance & Legal Report:**

**Vice Chairman Jere Kovach gave the following report:**

There is no report from the Finance and Legal Committee. The Committee meets May through October.

However, I will take this time to address what the Board has been considering in the finance and legal arena. We have received several e-mails concerning the content of the proposed DCCR revisions. We have forwarded these e-mails to our legal counsel requesting comment. We have discussed the letter we received back from counsel.

We have discussed the matter of enforcement of the DCCR's this coming summer. It is the Board's intent to enforce whichever document is validated. We are currently formulating the operational procedures that will be followed.

This concludes my report.

**D. Architectural Control Report:  
Director Weber gave the following report:**

We have a person that wants to start construction, but after a very detailed presentation at the BOD Workshop, he has decided to go back to re-write and plan. We will have another meeting with him at a later date.

**E. Golf and Greens Committee Report:  
Director Braun gave the following report:**

The Golf and the Greens Committees did not meet this month, however, we now have our Golf Pro, Randy King back as of April 4<sup>th</sup> and our Greens Superintendent, Kurt Richmond, now has two of his staff back. Kurt Richmond and his staff have de-junked the cart barn and cleaned it up. They are also setting up an operational safety plan for each piece of equipment they operate. They are also going through the irrigation programming on the Toro Site Pro computer for all the sprinkler heads.

The snow is still about 3 feet deep on most of our fairways with about 1 ½ feet still on our greens. Kurt is planning on completing a "second" spreading of black sand to all our greens the end of next week. It is critical we get the snow off the greens so he can apply a spring fungicide to prevent snow mold. We have also been receiving our new Toro equipment a few pieces at a time since February. We are scheduled to receive our last two pieces of equipment the end of April.

Randy King is busy setting up the Pro shop; ordering merchandise and preparing for what we believe should be another great golf season at Star Valley Ranch.

This concludes my report.

**F. House & Entertainment Report:  
Sec. /Treas. Meeks gave the following report:**

We met on Tuesday, March 22<sup>nd</sup> to finish planning for our Easter Egg Hunt and get a start on planning the remainder of the year's events. We are getting ready for our Easter Egg Hunt next Saturday, April 23<sup>rd</sup>. Bring the kids out for what is sure to be a great time. The Easter Egg Hunt will be held at the Barn/Silo.

**G. DCC&R Committee Report:  
Director Daulton gave the following report:**

Over 51% or 1041 completed ballots have been received at the Office as of April 15<sup>th</sup>. Of the ballots cast, 70% (over 1400) must be cast in favor of the proposed changes in order to pass the DCC&R

revisions. Ballots are available at the SVRA office, and office staff will witness for those members who have not yet voted.

Volunteers are calling to assist and encourage members to vote and make their wishes known for the future of SVRA. Due to their work, over 160 replacement packets and personalized ballots have been mailed, emailed or faxed. The deadline for voting is late June, but mail can take up to 2 weeks to arrive, so please send your ballots NOW.

It is the Board's intent to enforce whichever DCC&R document is validated. The Board is currently formulating the operational procedures that will be followed.

**Voters have the following choices:**

**Voting to not approve the revisions means that:**

- The current 11 versions of the DCC&Rs will be enforced and cannot be changed for 20 years without a vote of 70% of the entire membership.

**Voting to approve the revisions means that:**

- A single set of DCC&Rs with changes concerning size of garages, size of auxiliary buildings, size of passenger vehicles, and a space for parking recreational vehicles will be enforced, and can be changed in 8 years with 70% of those who vote.

I'd like to acknowledge the Association members who have made the effort to cast their ballots whether for or against the revisions. The Board will be directed by the results of the voting process and it is important that we hear from as many members as possible. The DCC&R Revisions Committee and many volunteers are working hard to contact members who have not yet voted and we thank all of our callers. We can use more help and we are always looking for new ideas for how to contact our members. If you can help us in any way, please call the Office and we will get back to you immediately!

Today is our 3<sup>rd</sup> incentive cash drawing. May 15<sup>th</sup> is the deadline for eligible ballots to be received for the final drawing. The drawing for \$500 will be on May 21<sup>st</sup>.

If members need a replacement DCC&R Revisions Packet or personalized ballots, please e-mail, fax or call the SVRA Office at [svrawy@silverstar.com](mailto:svrawy@silverstar.com) or (307) 883-2669.

Marie Cazier asked for further explanation.

Vice-Chairman Kovach gave the following information. We have the opportunity to have a far more flexible situation on the Ranch, easier to enforce, if these revisions are passed. If they don't pass, then the Board of Directors feels that we have an obligation that we are being told, that the DCCRs that are in place ARE the rules that need to be enforced. We are working on the procedures to enforce the DCCRs.

Clyde Cazier asked how we can track who hasn't voted yet.

Director Daulton stated that we are calling those who have not yet voted, asking them to vote and answering any questions they may have.

**H. Master Planning-Community Center Project Team Report:  
Mike Blackman, Project Team member, gave the following report:**

The seven member joint Town and Association Community Center Project Team has been meeting since early December of 2010. The team, consisting of 5 citizens and interested people from the community and one member each from the Town Council and the Board of Directors, is tasked with determining the best way to make the Silo and Barn a viable year-round facility. The joint team was formed to try to take advantage of the State Grant and Loan Program to minimize the cost to the Association Membership.

To date, the Team has sent out one survey, contracted with an architectural firm, with the agreement of the Association Board of Directors, to prepare initial estimates and floor plans and held two open houses to inform the public what is happening and to solicit further input. Over 375 responses were received to the survey that, along with other studies and information gathering surveys from the Association and Town, have guided the initial planning process. The Team has enlisted the services of Myers-Anderson Architects to start working on a floor plan and cost estimating process. Concurrent with these activities, the team has been gathering background data and working closely with the personnel in the Wyoming Business Council to understand what is needed to qualify for various grants and loans available for such projects. The team has identified up to \$3.5 million dollars in three different grants and loans that they believe can help offset the cost to the community, although each does require at least 15% matching funds.

The Team, which meets at least every other Tuesday, has scheduled three more public information meetings and another survey to help finalize what is needed in the facility, and further incorporate the desires of the community in the design of the buildings. The open houses May 11 and May 15 will be similar to the past two open houses and are designed to provide information to those citizens who have been gone for the winter. On June 25<sup>th</sup>, during the Annual Association Meeting, we will include the input from the prior 4 open houses and will include an updated floor plan and cost estimate.

The next meeting of the team will be on Tuesday April 19, 2011, at 9:00 AM in the Town Hall.

**4. General Manager's Report:  
General Manager, Kirk Sessions gave the following report:**

**Account Statements:** All bank accounts are balanced for the month of March.

**Assessments:** 2009 Lawsuit Collection Status: Initially referred to Attorney – 97 lots: 65 are paid in full, 3 are making payments, 1 declared bankruptcy (but not all of their debt was discharged) and 26 have not paid. Foreclosure proceedings approved by the Board of Directors have brought one account current from 2008-2011 as a result of those actions. There are also 8 foreclosures by lenders in the unpaid group.

**2010 Assessment Status:** 57 have not paid yet (2.8%). Finance charges (12%) are added to past due accounts. We continue to pursue with assertive action to get additional payments on accounts. The attorney has put all foreclosing lenders on notice, in writing, of the obligation remaining to SVRA for each/any foreclosed property. This continues to assist in getting payments up to date.

**2011 Assessments:** Reminder statements were distributed 3/9/11. Of the 2015 Lots that were assessed, 1700 (84.4%) have been paid in full compared to 1610 (80%) for the same period last year. Some additional partial payments have also been received. A statement will be sent out the week of 5/1/11 and will include the addition of interest to unpaid balances.

**DCC&R Changes:** 1041 properly completed ballots were received by 4/13/11. All members are encouraged to vote and to get fellow members to participate by voting!

**Accounting:** The annual Audit of SVRA Financials is being conducted by Hirschi DeCoria & Company for a second year under a three-year contract. All office activities have been completed. A final report will be presented at the Annual Meeting.

**Facilities:** Ernie continues to work diligently on the pool changing rooms, improving water drainage, tiling the floors, wainscoting the walls with tile and incorporating tiled benches in both changing rooms. Ernie is also working on redoing our directional signs around the Ranch to provide a fresh new look for the 2011 season. We have initiated the order for the new picnic tables to be purchased for the pavilion this summer; working together with the Town to take advantage of large order discounts and reduced freight expense.

**Golf:** Randy returned to work Monday 4/4/11. He is busy getting the Pro Shop prepared for the 2011 Season and putting together the marketing strategy for this season. Korry has had some success in additional retail sales on behalf of SVRA which will bring total sales through March to \$4400. Think Spring!!

**Golf Course Maintenance:** The Toro Equipment delivery continues with the last pieces expected by the end of the month. As per our lease terms, John Deere has performed inspections of our returned equipment and initiated discussions regarding charges for equipment that was damaged or modified by past employees of SVRA. Kurt and I have met with them and negotiated an agreement substantially less than the initial invoice amount. Kurt has completed the application of black sand to the greens in an attempt to get them bared as soon as possible (3' on fairways and 1.5' on greens); essential to avoiding snow mold. He is also building a sand/seed box to replace the old box. Due to deteriorating snow conditions Kurt is no longer able to maintain groomed cross country and snowshoeing trails. Blair, our mechanic, has attended Toro training school and is working on the SVRA safety training and computer based maintenance system to be implemented this season. Dave, our irrigation specialist, is training on the irrigation computer system as well as refurbishing all ball washers to accommodate the needs of both courses.

**Water Projects Update:** Alternate Point of Diversion: No changes since last report.

**SVR Community Center Proposal:** The Project Team members are Alycyn Culbertson (co-chair), Kirk Sessions (co-chair), Mike Blackman, Korry Wheeler, Bob Byam, Ed Koch (Town Liaison) and George Toolson (SVRA BOD Liaison).

Refer to the Project Team Report from this BOD Meeting and watch the Community Center page on our website for informational updates over the next few months as well as public meeting announcements and opportunities to provide your input on this very important project!!

**H & E:** The Annual Easter Egg Hunt will be held Saturday 4/23 at 9 AM. There will be three age groups; up to 2, 3-5 & 6-8. Volunteers are always welcome!!

**5. Old Business:**

**Sec. /Treas. Meeks gave the following information:**

This year we have 3 available seats for the Board of Directors. As of Wednesday, April 13, 2011 only 1 packet has been picked up. Nomination petitions are due April 26<sup>th</sup> at 4 PM. This makes us a little concerned. Also, we have had no volunteers for the Election Committee. Mr. Meeks stated that he is in the process of researching the By-Laws and DCCRs in the event that no one volunteers and what the process will be. It is assumed that the responsibility will revert to the Board of Directors. We will try to host an additional Candidate's Night Memorial Weekend. Assessments are due by June 15<sup>th</sup> to be eligible to vote. The Annual Meeting is on June 25<sup>th</sup> at 8 AM. The polls will close 30 minutes after adjournment. Please contact the office or Ron Meeks to volunteer for this committee.

**6. New Business: None stated**

**7. For the Good of the Order:**

The winner of the DCCR Revisions drawing is: Plat 17 Lot 127 owned by: James and Patricia Tucker.

**8. Adjournment:**

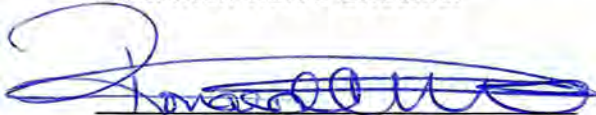
**Sec. /Treas. Meeks made a motion to adjourn.  
Director Weber seconded the motion.**

**Motion passed unanimously.**

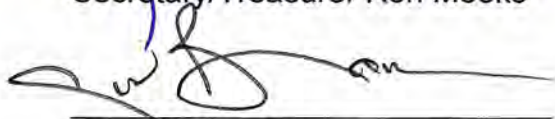
**Meeting adjourned at 9:38 AM**

  
Chairman Curtis Cheshier

  
Vice Chairman Jere Kovach

  
Secretary/Treasurer Ron Meeks

  
Director Kathleen Daulton

  
Director Gary Braun

  
Director George Toolson

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Director Paul Weber