

Star Valley Ranch Association
Board of Directors Meeting
July 16, 2015
7:00 p.m.
Town Hall

Mike Wardle: Chairman – Present
Ron Denney: Vice Chairman – Present
Maria Simental: Secretary/Treasurer – Present
Bob Meikle: Director – Present (Arrived after meeting started)
George Toolson: Director - Present
Dennis Christianson: Director – Present
Marsha Combe: Director – Present

Call to order: Chairman Wardle

Chairman Wardle called the meeting to order at 7:00 p.m. and stated that there was a quorum and called for the Pledge of Allegiance.

Chairman Wardle recognized special guests: Councilman Ed Koch, Jim Fairchild-Star Valley Medical Center, and Ann Earl – former Secretary/Treasurer of the Board
Welcomed Maria Simental and Marsha Combe to the Board of Directors.

1. Adopt Agenda:*

- Director Toolson made a motion to adopt agenda.
Sec/Treasurer Simental seconded the motion.
Motion passed unanimously.

2. Approval of Minutes for May 2015 Board Meeting:*

- Director Toolson made a motion to approve the May 2015 Board Meeting Minutes as written.
Sec/Treasurer Simental seconded the motion.
Motion passed unanimously.

3. Standing Committee & Special Reports:

A. Chairman's Report: Chairman Wardle gave the following report:

We accepted an offer of \$16,250.00 on the lot over on the north end. That is closed and we netted somewhere in the \$14,800.00 range. We are going to work on finding out how much money we are in to the property for back taxes and the assessments that weren't paid for the years while the Association held the property. That will go into the General Fund and what's left over will go into the Major Maintenance Fund. We will have those numbers in the next couple of days.

The 4th of July was a great success and wants to thank everyone that volunteered to make it a great day. The little kids loved it.

B. Golf and Greens Report: Director Toolson gave the following report:

Each of the last several years, the Star Valley Medical Center and Mr. Jim Fairchild, have chosen Cedar Creek for their annual golf tournament. We appreciate the fact that they continue to choose our course to put on this fundraising event for the community of Star Valley.

With that being said; the Star Valley Ranch Association in the past has given back a portion of the entry fees towards the betterment of health care for all of Star Valley.

- **Director Toolson made a motion for the Star Valley Ranch Association to donate \$1000.00 to the Star Valley Medical Center for outstanding services they provide for the overall community of Star Valley. Chairman Wardle seconded the motion. Motion passed unanimously.**

Director Toolson presented the check to Mr. Jim Fairchild.

Jim Fairchild wanted thank the Star Valley Ranch Association for contributing back to the Hospital. The funds help in many ways towards all departments of the Medical Center. He also wanted to also thank Tallia Booker, the General Manager for all her help on the golf course during the tournament.

Both courses continue to be better than ever, thanks to Kurt Richmond and his staff on the grass, and Ben Whalen and crew in the Pro Shop. Tournament action at this point includes the Solheim Cup where the "Ranch" ladies take on the RV gals in 3 different gold course outings – at this time it would appear with few matches to go the "Ranch" gals have the Solheim Cup in the bag. The one we are in the middle of right now is the Ryder Cup where the guys from the RV Park take on the "Ranch" guys ---WHOOOPS after 2 days, 1 at Afton and today at the RV course, we are getting our butts kicked, and it all comes down to Cedar Creek tomorrow beginning at 8:30 -----Go RED Team! Upcoming tournaments for the next few weeks include the; Member Guest tournament on the 30th, 31st, and 1st of August. Also the Maverik tournament on the 7th of August, the Ladies Rhinestone Invitational on the 10th, and the Senior Center Tournament on the 14th. The reinvented couple's league on Tuesdays @ 3:00 p.m. appears to be picking up momentum with participants and comradery between community residents.

Projects going on right now include; new proposed signage on Cedar Creek #9, where Cedar Creek drive and the 9th fairway cross. Also the new ladies tee box on #2 at Cedar Creek should be ready for the Gals within the next couple of weeks, and work continues on the landscaping around the new pond on #13. Another project that was unforeseen is the fountain on the Aspen Hills Signature Hole #8 decided it had run long enough and is ready for the bone pile. This problem is 2 part in the fact many golfers and homeowners really like that fountain in the middle of the pond. The second part is we have somewhere between 1000 and 1500 fish calling #8 home. Without aeration these little guys are soon going to be floating on top of the pond. This is good for all the bird population around here, but not so

good for grand kids who want to catch a fish. There have been a couple of residents in the area who at this time wish to remain anonymous *and have stepped up to the plate* to donate towards a new fountain/pump system. Thank You, we appreciate your willingness to help.

- **Director Toolson made a motion to replace the fountain and the wiring on the Pond #8 at Aspen Hills not to exceed \$6000.00; which is where the price came in, (minus whatever donations to the cause we receive).
Sec/Treasurer Simental seconded the motion.
Motion passed unanimously.**

Rounds to date compared to 1 year ago are up 346 rounds, and up \$5,556.90 in revenue which is pretty good considering, a late opening for Aspen Hills, and "Mother Nature" washing us out almost the entire month of May.

C. Architectural Report: Director Christianson gave the following report:

- **Director Christianson made a motion to table the 2nd reading for the green sheet to return to original DCC&Rs
Director Toolson seconded the motion.
Motion passed unanimously.**

Permits issued since our last meeting:

- 3 Garages
- 1 Remodel
- 3 Decks
- 1 Roof
- 1 Concrete Slap
- 2 Landscaping
- 1 Driveway
- 1 Retaining Wall

D. House & Entertainment Report: Sec/Treasurer Simental gave the following report:

We had a very successful Property Owners' Weekend, with a Barn Dance. A great band in "Three Rivers Band" with Rich Carr.

Recently we have had Dance Lessons and Pot Luck, not such a great turn out. So, with that we are canceling the August 15th Line Dancing and Pot Luck. We may reschedule the dancing but not so much the pot luck. We are also canceling the August 1st Talent Show due to lack of interest.

Recently had a Book Review a couple of days ago, July 14th and there will be another one on August 11th.

Healthy Living continues every 3rd Thursday of the Month. Happened today, about six people turned out. We encourage you to attend if you would like to.

Upcoming Events:

August 29th – Community Garage Sale/Arts & Crafts

That evening we will be having another Barn Dance with “Three Rivers Band”, with a dinner.

Sunday Karaoke continues to be very successful.

The Bar is having problems with the ice machine. Over the 4th of July we ran out of ice.

- **Sec/Treasurer Simental made a motion to approve funding for ice machine from major maintenance account, not to exceed \$3300.00. Director Toolson seconded the motion. Motion passed unanimously.**

E. Election Report: Sec/Treasurer Simental gave the following report:

The Election was held June 27th, we met quorum. There were a total of 624 votes received.

The 1 year term was won by, Maria Simental.

The 3 year terms, two seats open, was won by Marsha Combe and Ron Denney.

After the election results the Board met and assigned the following:

Mike Wardle, Chairman

Ron Denney, Vice Chairman – Utilities Committee

Maria Simental, Sec/Treasurer – House & Entertainment Committee

Bob Meikle, Director – Architectural Committee

George Toolson, Director – Golf & Greens Committee

Dennis Christianson, Director – Architectural Committee

Marsha Combe, Director – Legal & Finance Committee

F. Finance & Legal Report: Director Combe gave the following report:

I am currently putting together a Legal & Finance Committee. So far, we have the following:

Donna Thompson

Bob Hayes

Rebecca Fridal

Ann Earl

Bob Lujan

G. Utilities Report: Vice Chairman Denney gave the following report:

The membership of the 2015/2016 Utilities Committee has been established. Those serving on the committee will be the following:

Ron Denney, BOD Utilities Committee Chair

George Toolson, BOD Golf & Greens Committee Chair

Mike Blackman

Chris Combe

Jim Vandel
Mark Buche
Dennis Christianson, BOD Architectural Committee Co-Chair
Robert Meilke, BOD Architectural Committee Co-Chair
Bob Hayes
Sherry Langgle

I am trying to understand the requirements of the Forest Service permits for Green Canyon and the barn/silo area parking overflow parking area, and the Wyoming water permits. To date, a tour with Mark Johnson of the Wyoming State Engineers office in Cokeville of the Green Canyon Stewart Pipeline and Brog Pipeline and the endpoint utilization has shown that the water rights permits do need to be updated to reflect changes that have been made. Utilization of Brog ditch to fill pond on #13, tie-in of the Stewart pipeline to the de-sanding house where the water is mixed the Brog pipeline, and use of the Stewart pipeline to provide water to the #8 Aspen Hills fish pond are three changes. Mark has been researching the permit documentation and has found no permit updates have been done since issuance of the water rights MOA with Leisure Valley in 1998. This update will require drawings by approved surveyors to be completed. The terminus of the Brog ditch after it leaves the #13 green has been reviewed and determined to need cleaning.

Since our records for the Forest Service permits for Green Canyon showed the last annual permit fee to be paid was in 1998, communications were started with the Forest Service ranger to learn the status of those permits. I've learned that the permit renewal was submitted and approved in 1998, but that Leisure Valley has been receiving the invoices and making payments to keep the permits current. We have completed an agreement with Leisure Valley to reimburse the fees that SVRA should have been paying. These fees total \$1380.46 and will be paid immediately.

The Forest Service records have been changed to have the invoices sent to SVRA in the future. These permits will expire in 2017. A tour of the Green Canyon pipelines was completed with Richard Raione, the cognizant Forest Service Ranger, on July 4. He provided invaluable advice on what to include in the permit renewal request, including inclusion of improvements that might need him to perform the appropriate NEPA documentation. One of these improvements would involve movement of the Brog pipeline diversion point upstream in the Green Canyon Creek. We have also discussed controls on access by motorized equipment up the service road since the new trails program being completed by the Town of Star Valley Ranch has included addition of recognized parking at the mouth of Green Canyon.

The barn/silo parking permit, which was updated last year, has been reviewed to identify what modifications would be allowed. The map for the 2 ½ acres included in that permit has been found and determined to be significantly different from that being used. A meeting is being scheduled with the appropriate Forest Service personnel to understand steps the SVRA could undertake to expand utilization, revise the permitted area, or even purchase the land.

Silver Star Communications has delivered the generator to their communication building, so it appears they will be completing the modifications they received approval for last winter. A review of the airstrip fencing showed maintenance is needed on both sides, and communications are underway with Leisure Valley to identify responsibilities for this maintenance. Development of the statement of work for getting a new survey of the airstrip is still underway. No work has been done since May to identify whether the entrance needs to be fenced with signs on the gate that require parking authorization from the Association Office.

Development of the prioritized list for major maintenance is underway. Items on that list to date include chip sealing of the airstrip, the area in front of the Cedar Creek pavilion, the area around the barn/silo, and the Aspen Hills area parking lot. Cost estimates have been requested from the company that will be doing the chip sealing on the town roads in August. Other items include replacement of the roof on the admin building, a chemical storage building near the Maintenance shop, replacement of the Brog pipeline, and fence improvements for the airstrip. Development of scopes of work and cost estimates need to be completed for all items on the list, and then periodization will be necessary.

To support a vote on the proposed Member Center, options are being developed and will be further developed by the Utilities committee this summer.

4. General Manager's Report: Tallia Booker, General Manager gave the following report:

Account Statements: All bank accounts are reconciled for the month of May and June.

Assessments:

- 2009 Assessment Status:** 9 Lots (.4%) have not paid in full.
- 2010 Assessment Status:** 13 Lots (.6%) have not paid in full (2 foreclosures).
- 2011 Assessment Status:** 19 Lots (.9%) have not paid in full.
- 2012 Assessment Status:** 34 Lots (1.6%) have not paid in full.
- 2013 Assessment Status:** 47 Lots (2.3%) have not paid in full.
- 2014 Assessment Status:** 63 Lots (3.1%) have not paid in full.
- 2015 Assessment Status:** 165 Lots (8.19%) have not paid in full.

Business Activities:

During the months of May & June, the allocations of Annual Assessments transferred from the Operations Checking account are:

- The transfer for Barn/Silo Redevelopment into the Restricted Account was as follows:
2014 - \$280.00 (7 lots X \$40 for each assessment paid)
2013 - \$120.00 (3 lots x \$40 for each assessment paid)
2012 - \$88.18 (2 lots x \$44.09 for each assessment paid) Total = \$488.18

These transfers result in an account balance of \$203,782.97 including accumulated interest.

- The transfer for the Major Maintenance Reserve Account was as follows:
2015 - \$2,122.36 (97 lots X \$21.88 for each assessment paid)

This transfer results in an account balance of \$41,598.99 including accumulated interest.

An overview of SVRA Financials through June 2015 finds Gross Profit at 4% better than budgeted level, Expense at 2% less than budgeted level and Net Ordinary Income prior to Depreciation 12.5% better than budgeted level. The YTD cash assets (6/30/15 Balance Sheet) Total \$1,757,015.78. The summary of the Financials through June YTD are available on the SVRA website.

We continue to work with our attorney in an attempt to collect past due assessments. We have started the recording notices of assessment for the remaining 32 lots that are seriously delinquent.

Golf: Kurt Richmond's golf course maintenance crew has, as always, continued to maintain two superior courses in Star Valley. The new ladies tee box is complete and looks AMAZING!! This new tee box should be ready for play by the Annual Member/Guest Tournament at the end of this month. Cedar Creek #13 is Kurt's next project to finish and as history has shown shall be a big improvement on our course.

Ben Whalen and his staff continue to operate the pro shops with a high level of customer service and professionalism. Ben is continuing his private lessons, Jr. Lessons, and men's' & ladies' Thursday Driving Range Socials, contact Cedar Creek if you are interested in any lessons. It has been said that Ben is a "great teacher".

Facilities: 2015 has been another good year for swimming lessons. We expect that approximately 250 children will have learned to swim or swim better by the end of the summer when the season culminates with the Elementary School Swim & Read program!

Ernie has been busy this summer with projects such as installing a water fountain at the swimming pool, getting new screens installed in the Cookshack, and ensuring that events such as all golf tournaments, property owner's weekend activities, and the Independence Day Celebration are set up and go off without a hitch. His upcoming projects include painting the cook shack, AH Cart barn and all golf course bathrooms. He will also be busy installing the new fountain on AH #8 and the Ice Machine in the bar.

July 4th 2015: The 18th Annual 4th of July Celebration, by all observations, was again a great success. The local quilters provided a great tribute by gifting many service people in attendance homemade quilts during the emotional flag raising ceremony. This year approximately 250 pancake breakfasts and over 350 hamburger or hotdog lunches were served! Overall pie sales were equivalent to 150 slices of pie! Over 500 snow cones were dispensed. An uncountable number of excited children took home approximately 3500 prizes, ribbons won in races, prizes won in the golf cart and bike and trike parade!! The addition of the waterslide was a welcome surprise to many happy and hot children.

All of this and the opportunity to celebrate the birth of our nation and honor those that have served and are serving in our armed forces! This important event at Star Valley Ranch is possible because of the SVRA staff and over 100 volunteers gave up their time to make it possible. To each of these people I want to express my sincerest appreciation and most heartfelt thank you for a job well done!!

5. Old Business:

Marie Cazier was concerned that the maintenance on our older buildings need some attention. The Library is really cold and especially dangerous for an old person due to cracks in the concrete.

Vice Chairman Denney will be putting maintenance on the Library on the prioritized list.

Clyde Cazier also mentioned the outside sidewalks are extremely dangerous. Need to perform work on the deck outside the admin office building.

Chairman Wardle stated that replacement of the deck was pushed back until this fall when, contractors will be available to give us bids & perform the work.

Rick Roundy wants to vote in the Barn/Silo or out. He expressed that the Board needs to move forward one way or the other.

Vice Chairman Denney stated the Board wants to put together all the options so that everyone is aware of the facts.

Chairman Wardle reminded the audience that the Board will conduct a special election on this issue in the fall 2015.

6. New Business:

Jean Barngrover voiced noise concerns in the Cook Shack.

Chairman Wardle stated that Vice Chairman Denney would add this item to the maintenance list.

There was much more discussion on the Special Election being held for the Barn/Silo project.

Rick Roundy explained his opinion on voting process that needs to take place to follow DCCRs.

Clyde Cazier asked about putting together a current phone directory.

General Manager, Tallia Booker explained SVRA's privacy policy.

Chairman Wardle stated that is a privacy issue that the Association is not going to get involved in.

7. For the Good of the Order:

Rick Roundy asked on the cost on Karaoke each week and number people that attend.

Sec/Treasurer Simental answered \$175.00/week every Sunday.

Chairman Wardle we budget \$3500 or \$3600 for the season and we make more than that back in bar sales. The bartender stays until they quit singing. Better then break even cost to H&E.

More discussion on the budget followed and the audience was reminded that the numbers are available for anyone wanting to see them at the Association Office.

8. Adjournment:*

- Director Toolson made a motion to adjourn.
Sec/Treasurer Simental seconded the motion.
Motion passed unanimously.


Meeting adjourned at 7:58 p.m.



Chairman Mike Wardle



Vice Chairman Ron Denney



Secretary/Treasurer Maria Simental



Director Bob Meikle



Director George Toolson

Director Dennis Christianson

Director Marsha Combe