

Results of our Facilitated Workshop

As the SVRA Board of Directors and General Manager reviewed the strengths, weaknesses, big ideas and constraints delivered by the audience of the Facilitated Workshop held earlier this year, the majority of the Board agreed on the following responses:

Facilitator questions will be shown in bold black.

Member answers to questions are in bold blue.

Member responses to each are in dark green.

Majority of the Board agrees to the responses shown in red.

Facilities Strengths:

Golf Courses:

Extremely beautiful, challenging and well maintained.

Barn:

Summer only use but functions and has new roof.

Cook Shack now year-round:

New carpet & comfortable summer and winter months.

Cedar Creek Grill:

Now open year-round with good food and good prices.

Play Ground Equipment:

Newer swings, slides, etc. with compliant ground base.

Park:

Many families can enjoy the park with their little ones.

Bar:

Quaint and fun place to gather and socialize.

Swimming Pool:

Clean and manned by SVRA paid lifeguards.

Tennis Courts:

Beautiful views to play tennis.

Library:

Nice selection of books.

Fox Run Park:

This **Town of Star Valley** park is a great walking and exercise park for all ages.

Dog Park:

Owned and maintained by the Town of Star Valley, this park is a central location for folks to walk, exercise their dogs.

Facilities Weaknesses:

Barn:

Condition and structural issues with only seasonal use.

The cost to bring the Barn to year-round use condition would be quite extensive (\$500,000-\$1,000,000) and in the end would still leave us with an old, basically same size, same use building without additional room for Association Offices, Pro Shop or other beneficial additions. It would look nicer than it does now, but wouldn't accomplish the future needs of the Association.

Aspen Hills Building:

Needs new roof.

A new roof and Heat/AC needs to be upgraded if building is to function as a year-round use facility. Expenses to upgrade may be more than we want to direct at such an old facility.

Library:

Not Maintained.

Green Canyon Pipeline:

The SVRA Board, GM and maintenance staff are aware of the needs and importance of the Green Canyon

	<p>system. This issue will be a topic of conversation in upcoming Board Workshops.</p>
Brog Ditch:	<p>Not maintained in over 20 years.</p> <p>Brog Ditch is a part of the Green Canyon system. Funds have not previously been designated for the Brog Ditch. This issue will be a topic of conversation in upcoming Board Workshops.</p>
Cedar Creek Grill:	<p>Too small. Can't expand seating room.</p>
Playground:	<p>Too small.</p> <p>Can't expand until rezoning of lots is complete with Town.</p>
Offices & Pro Shop:	<p>Too small.</p> <p>Will be updated and have room in the new building.</p>
Swimming Pool:	<p>Too small.</p> <p>Can't expand due to financial constraints. We obtained a quote for a new, larger pool, which came back at roughly \$500,000.</p> <p>Limiting off-ranch use would decrease the financial cash flow that helps maintain the pool. A Member of the Ranch rents the pool to give lessons. There are adult only times set aside for water aerobics</p> <p>The cost to install, maintain and heat a year-round hot-tub would be quite high and provide an amenity that would service fewer people than our already small swimming pool.</p>
No Hot Tub:	
Members Not Included In Decisions:	<p>Asking over 2000 Members every time a decision has to be made would be an impossible task. The Board of Directors are elected by the Membership to help make the decisions that best serve the entire Association. The Board of Directors do volunteer their time, but always make decisions with the entire Membership's benefits in mind. Please participate at the monthly Board Workshops and offer suggestions if you think something should be, or could be accomplished in a different way. If we all communicate better, we will be a much stronger, more respected Association.</p>
Separation of SVRA & Town Responsibilities:	<p>Town is a Governmental agency required to abide by State and County guidelines. Association protects the rights of its Members through continuity. Most Towns are not comprised of just one subdivision or Association. We have a unique situation and the separation of Town and Association is our insurance policy that we (SVRA)</p>

can make requirements and uphold restrictions that the Town might not legally be able to do.

Removing SVRA Buildings

Without Member Approval:

The Silo was demolished because it was structurally unsafe. The Board had the building removed to avoid potential harm or injury to Members or their guests, and to avoid potential law suits that might follow any such mishap. Again, you elect a Board to act in the best interests of the entire Association and removing the Silo was definitely in the best interests of SVRA Members.

Improved Dining:

The small size of Cedar Creek Grill makes dining somewhat difficult for larger groups. A new restaurant, even if open only 3 days a week (like Dad's Bar), would better suit our growing population and accommodate many visitors who will come to enjoy the view!

Library:

Hard to get to the library.

Even if the Aspen Hills building is remodeled to be more useable in the winter months, its current location is a challenge for patrons. There would be sufficient space in a new, year-round building to accommodate a nice library that would be more centrally located and perhaps a little more accessible during winter months.

VRBO Rentals:

These properties are not monitored by the Association and there are no provisions in the By-Laws or DCC&R's that require Association involvement or monitoring.

Year-Round Board Members:

Only a few Board Members are year-round residents. The only way we can fix this is if year-round residents want to volunteer their time and talents and run for a position. Board members meet once a month for a Board workshop and once a month for the Board Meeting. During the winter months, those not in physical attendance are usually present on the phone in system. Communication between Board members and the Association office staff carries on regularly via phone and by e-mail during all months of the year.

Low Year-Round Population:

Our community was established as a resort community and continues to support a large snowbird population. However, more and more full timers and winter visitors bring about the need to supply year-round facilities and activities.

GM Responsibilities:

The General Manager's responsibilities are specifically outlined in the Job Description and requirements provided by the Association. Our GM is fully aware of all current issues, including finances, building permits,

DCC&R complaints, lawsuits, employee issues and a myriad of other matters that require – and get her attention on a daily basis. She is a true asset to our Association.

Lack of Full Financial Disclosure:

Each month, prior to the Board Workshop, the GM emails the Financials from the previous month for Board review. At that same time, the summary of those financials are posted on the SVRA website. Anyone who is interested in the full, detailed financials (roughly 18 pages) is welcome to stop by the office and pick up a copy. If any member has questions relating to the financials, the GM will be happy to answer them. Please consider that it would be extremely labor intensive to break out in to exact amounts how much salary (GM, office staff or maintenance staff, etc.), property taxes, FICA taxes and insurance premiums should be allocated to golf, or maintenance, etc., however ALL costs associated with the proper functioning of the Association are listed in the detailed financials. Annually, our finances are audited by an independent firm that reports all findings regarding our financial situation at the annual meeting in June.

Town vs. Association:

We all own property located in Star Valley Ranch Subdivision, which is managed by the Association. The Association maintains facilities owned by us through SVRA and acts in the best interest of its members to protect each property owner by addressing issues that relate to restrictions and compliance of our DCC&R's. The boundaries of our Subdivision are located within the Town boundaries. The Town is there to regulate governmental issues and requirements, comply with state and county regulations and provide fire protection, water and road maintenance, among other services. Your property taxes can be raised to cover the cost of these additional services without a vote of residents of the Town, in amounts and at times it deems necessary or prudent.

Our Association GM and our Board Members continue to build a strong rapport with officials from the town. Communication and cooperation between the Town and Association has improved and it is our desire to see continued progress in this area.

Activities:

Strengths:

Low Annual Dues
Golf on beautifully maintained, championship courses.
Reasonable Costs for Activities offered on the Ranch.
Awesome 4th of July celebration
Tennis Groups
Swimming Pool
B-Ball Courts, Horseshoes and Volleyball area
X-Country and Snowshoeing Trails & grooming for both.
Ability, when enough snow has fallen, to ride snow machines on the golf courses.
Availability of different activities: cards, quilting, etc.
Dog Park (Owned and maintained by the Town of SV)
Sledding and tubing during winter on Aspen Hills #1
Ice Skating
Kids Activities
Volunteer Board
Incredible Hiking Trails
Swimming: Aerobics and swim lessons
Movies in the Park
Halloween Activities: Haunted House & Trunk or Treat
Community Yard Sales
Santa visits the Ranch at Christmastime
Nature, Serenity, Peacefulness

Activities:

Weaknesses:

Price of Swimming Pool should be free for Members.

Offering “free” swimming further creates loss of funding for necessary maintenance to the pool area. The pool is rented by an Association Member who gives lessons. This rental income helps offset the costs associated with the pool. Perhaps a double-edged sword, but we have to look at what the usage and potential income of the pool would be if it was not rented, and left open for Members to use, Members who currently don’t want to pay to swim.

Can’t get on unless office is open.

Pro Shop is open when Golf Courses are open and available for play. Allowing walk on golf on our Golf Courses would not allow us to monitor the usage and record the number of rounds played for accounting and financial purposes.

Pool is too small. No ‘Lap Pool’ swimming.

Providing a larger pool is simply restricted by the costs associated with construction of one, which, as previously mentioned, would run upwards of

\$500,000.00. If the Association spent half a million dollars to provide a new pool, we would have to charge everyone who wanted to use the pool a higher user fee to help cover the associated costs. This amenity would only be available for use for roughly four (4) months of the year, which computes to a lot of funding for a short season.

Conflict between X-Country and Snowshoeing trails with Snowmobiles.

When snowmobile tags are obtained from the office, trail maps are available to the user. SVRA employees Kurt Richmond and Ernie Bigelow also try to educate snowmobilers as they are out grooming the trails and plowing. Greater education to those who snowmobile, as well as common sense and respect by snowmobilers for those who choose to X-Country or Snowshoe, is one way to resolve this issue. Without help from our Members to educate themselves and their guests, we may continue to see problems in this area.

DCC&R Enforcement.

The Association follows the exact same process for each and every complaint that is filed with the Association office. It would be a wonderful world if lot/property owners would comply with the restrictions set forth in the DCC&R's on their own, showing respect to their neighbors and displaying a little bit of self-pride. Pursuing complaints to attorney intervention only costs us money, which uses our annual dues for things that do not benefit the Members.

Free Golf Time for Kids.

Lessons are available through our Pro, Ben Whalen for kids and adults alike. His rates are very reasonable and he is a great instructor. Several people have taken advantage of his excellent services. Open clinics were previously offered, and attendance caused them to be discontinued. Anyone under 16 years old golfs FREE with a paying adult, and 16-18 year olds receive a discounted rate at both courses. Making yourself aware of the opportunities and available activities on the Ranch will create a greater community awareness.

No Kids gaming area.

A new facility would include an area where youth could gather to play pool, games, etc. (foosball, pinball and other games could be donated).

No Kids Golf Tournaments.

This is a great idea and one we will certainly look at including, but it will be up to the Membership to get their kids involved in events like this.

No Mountain Biking Trails.

There are several trail systems for use in all of Star Valley. The Association doesn't have property available to develop mountain biking trails. Perhaps getting involved with the Town and their trails committee could prove to be a beneficial involvement for your passion.

No Pickleball Courts.

The Association is looking at providing Pickleball courts, however, we do not have available properties to put these courts on UNTIL the Town approves the rezoning of the lots where the existing playground, swimming pool and B-Ball, volleyball and horseshoe pits are located. It would be difficult to add any additional recreational facilities without that rezoning.

Weed Control on golf courses and individual lots.

The golf course maintenance crew and superintendent, as well as the Men's Golf Association, take care of weed control on the golf courses. Individual property owners are responsible to maintain their own properties. Again, we would ask you to be a good neighbor and keep your property weeded and attractive for your neighbors. If your neighbors need help in keeping their yards clear of weeds, especially for fire-wise reasons, provide numbers for local yard care companies that can be hired, or be that good neighbor and help out! The Association does not have the manpower or funding to control weeds on individual properties.

Monitoring of Golf Courses – and Snowmobiling.

We have a Course Marshal who monitors the golf courses during heavy play times. Members and their guests should abide by course regulations, checking in at the Pro Shop and entering their information to help track our rounds played. As members and adults, we all need to do our part to help. We cannot afford to pay monitors to try and keep us in compliance of what is good sportsmanship and should be standard practice. The golf course should not be used by anyone for anything other than golf. Playing games on the fairways or allowing children to play on the greens can cause damage that can be very expensive to repair. We ask that all members

respect the golf courses as our Superintendent and his crew have worked extremely hard for years to get the courses in the fantastic shape they are in. Same goes for snowmobiling, please be respectful of private property and do your part to stay away from the trails that are groomed specifically for X-Country skiing and Snowshoeing. SVRA monitoring of snowmobilers on the golf courses is next to impossible. Our GM has tried on several occasions to track down snowmobilers not abiding by SVRA rules, only to have the Sheriff tell her it was next to impossible to prove who had committed the violation.

Limited Winter Activities.

There are many winter activities provided by our Association, including: X-Country Skiing, Snowshoeing, snowmobiling, tubing and sledding on hole #1 at Aspen Hills, and Ice Skating, as conditions permit. E-mails are sent weekly and include a list of all activities happening on the Ranch. If you are not currently receiving the Association emails, please call the office and provide them with a good email address for you, or ask them what activities are happening during the week. The office staff will be very happy to give you all the information that is available. We encourage you all to read the emails sent out by the Association to stay abreast of the many activities going on each week, both winter and summer!

Communications/Ads, Calendar and Friday Announcements.

Our Association sends out regular e-mails to notify all property owners of the activities going on throughout the week and notifying everyone of upcoming monthly events. These activities are also posted on the Association website on the Activities Calendar. The Association does place ads for the 4th of July Celebration, the Haunted House, Trunk or Treat, Santa Visits the Ranch, Community Yard Sales and other various activities in the Star Valley Independent, free of charge to the Association.

Apathy.

Many Members think that if they DON'T VOTE, the Association will just go away. However, we need to impress upon everyone that if every Member WOULD

VOTE, the majority would speak and govern how the Board of Directors proceeds.

Yes, we have apathy, a tremendous amount of apathy. More member involvement will surely reduce that apathy. We acknowledge that nearly 1000 members own lots on the Ranch and may rarely, if ever, visit Star Valley Ranch or use the facilities and amenities provided by the Association, yet they pay the same annual assessment as those members who own full time homes or recreational cabins. Our challenge in getting the lot only members involved is large, yet we believe with education it can happen. Their votes at annual and special meetings are critical. Without their votes, it is difficult to reach a quorum that allows the Association to conduct business. We hope that by providing information showing the Ranch is making progress they will better understand the very positive impact that our facilities and amenities add to their property values and become more aware of the importance of voting. We truly appreciate the value our summertime and full time population brings to our community and trust that these members also recognize the importance of voting at the annual and special meetings.

It goes without saying that Star Valley Ranch started as a summertime resort community but is becoming a year-round community that serves a diverse population. We feel it is important to retain the amenities that brought the original population to the Ranch, as well as some of the new owners that have purchased because of those amenities, such as golf, swimming, tennis, etc., but also realize there is a population looking for more year-round opportunities.

Our goal and desire is to encourage more involvement by becoming better listeners and by better understanding our member's activity preferences.

To this end, we invite you to get more involved in our committees, to try the various, fun activities provided on the Ranch and to give us feedback. For those of you who are participating, please invite your neighbors to come experience the events and activities and to get involved in the Association. Member involvement provides an opportunity to get to know fellow Members and affords enjoyable social interaction and entertainment.

Cliques and Age of Audience.

The Association helps support various interest groups and ways for members to get to know each other. The Men's and Ladies Golf Associations, as well as the card and quilting groups are always looking to include new members in their groups. We encourage the formation of new interest groups based on member desires. Please contact the office to find out the process of forming a new club or group. Our desire is to see that all members have a way to enjoy their passions and others to enjoy them with! As for age of audience, we are generally a resort community. Families moving to the Ranch work hard and have little excess time in their busy schedules to attend Association functions. The Association however, does offer a lot of activities for young families such as the Easter Egg Hunt, Property Owners Weekend, Fourth of July celebration, Cornhole Tournaments, Trunk or Treat, Haunted House and Santa Visits the Ranch, to mention some. We encourage young families to help organize other family activities and suggest areas where we, as an Association can improve. We welcome ideas from everyone that will help provide desired services to our changing demographics. We can all extend our hand in friendship to the young families of our community and invite them to join us at the next Association function.

Committee Reports.

Whenever a committee chair gives a report at the monthly board meeting, and after the minutes of that Board Meeting are approved, which usually occurs at the following month's Board Meeting, their committee report is posted on the Association website as part of the Board minutes. Individual committees meet and their recommendations are brought to the Board by the committee chair. This gives the Board a better understanding of what issues those committees feel are of most importance and would like to see addressed. Try getting involved in a committee that interests you. This is YOUR Association and the best way to stay in the know is to get involved.

Opportunities going Forward – with Constraints associated for each.

Tow Rope for skiers.

Cost to install and maintain, along with utility costs to operate a Tow Rope, and the salary associated with having someone there to run the equipment and provide medical services in the event of an accident seem to be a reason our Association couldn't, or shouldn't provide one.

New Member Center/Facilities.

Funds are in place to begin building a facility that will provide year-round Association offices, Pro Shop, meeting rooms for card and quilting groups, and potentially a youth game room, gym, library/media center, winter-time Karaoke, Restaurant and Bar. This facility would also be available for events rental and could provide a place to hold cultural programs.

Construction will begin by spring and provide a much-needed year-round facility for all our Members.

New Line in Green Canyon with Turbine Generator.

Green Canyon upgrades are part of our long-term project planning. This will be a continued topic of discussion in our Board Workshops.

Zip Line.

Our Association does not own property on which a Zip Line could be placed.

New, year-round swimming pool.

Funding the upfront costs of a new, larger pool are only possible if the Membership would vote to allow a loan to be obtained to accomplish this. In addition, to make sure we are able to keep up with the maintenance of a new pool, members might have to pay a little more to use the pool.

Stronger enforcement of DCC&R's.

We approach all complaints in the same manner.

Pickleball Courts.

We are working to get the Town to approve the rezoning of the lots around the existing swimming pool to allow us to put in Pickleball Courts. Without the rezoning, we are uncertain if we can do anything in that area. We are working on finding a solution so we can provide this type of activity for our Membership.

Convenience Store or other commercial facilities.

These are items a Town should look at providing to its residents, not the Association.

Meeting house so we can hear.

This will be accomplished with the new building that is scheduled to be constructed.

Reconfigure hole #18 on Cedar Creek.

This may be something that the Association will look at in the future. There is no immediate need to do this.

Kid's Ballpark.

Again, perhaps our Town should look at providing recreational facilities for youth groups, or perhaps Lincoln County should be approached about funding some kind of activities field or ball park for the youth of our valley.

Winter use/indoor gym facilities.

These issues could be taken care of with the completion of the new building.

Hire a Professional Barn Renovator.

If anyone has connections or would like to try and secure someone who would be willing to take on that project as part of a TV show renovation, let's give it a try. The costs associated with that type of renovation would probably be ours. If a TV series would cover all, or part of the costs, it may be a great avenue to pursue.

However, a professional renovation without subsidy would still result in an 'old building' that cannot provide the Association with any more than it currently does, one large meeting/event room with a small bar and men and women's restrooms.

Medical Facilities.

Towns and/or Counties should be providing medical facilities, not an independent HOA.

Dining Opportunity.

This could be reality with a new, year-round facility.

Sleigh Riding Hill.

Hole #1 at Aspen Hills provides a perfect sleigh riding hill, and has for many years.

Ice Skating.

The Association prepares an area near the swimming pool building for Ice Skating when conditions allow.

Year-round Barn with meeting rooms, exercise classes and entertainment.

Costs associated with making the barn a year-round facility could reach \$500,000 or more, and even with spending that much money, would not be able to give us any more space to provide other meeting rooms, offices, etc. than currently exist in the barn.

Amphitheater.

Funding and location are instrumental problems associated with providing an Amphitheater.

Red Box Rental.

We can check in to whether Red Box would feel our community would support a box, since there are already Red Box locations at in Thayne, Afton and Alpine.

Snack Cart on Course.

This has been tried in the past and was not found to be cost effective for the Association. With the new owners of Cedar Creek Grill being able to provide quick, reasonably priced food to golfers and swimmers alike, this service seems to be met in the most reasonable manner available.

Broader, more modern website.

Our Association Website is a high quality, easy to maneuver site that has an incredible number of beautiful photos and videos of our community, as well as pertinent information about the Association, the Board, the golf courses and other amenities on the Ranch. If you haven't recently visited our web-site, go to www.svrawy.com and take a look at all the information there. The office staff keeps the web-site up to date and makes changes regularly to keep it user friendly and fun.

UBER or DD.

Our small community would probably not be profitable enough for an UBER driver or any sort of Designated Driver services. Perhaps this is a great opportunity for a local resident to start a company.

Closer Town/SVRA work.

The Association has their responsibilities, the Town has theirs. We need to understand that they are two separate entities providing two different services. Our GM and Board Members are working closely with the Town officials and will continue to work on creating greater relations.

Use Town Hall for Meetings.

We currently hold many of our monthly Board Meetings at the Town Hall. We are allowed to do this free of charge and by the good graces of the Town, when there are not conflicting interests going on.

Social Events including Events for Families.

Star Valley Ranch Association currently provide a welcome back pot-luck dinner with band, movies in the park throughout the summer, Easter Egg hunts, 4th of July celebration, Corn-hole tournament with pot-luck dinner and a band, as well as a chili cook-off, weekly Karaoke, monthly dances throughout the summer months, Property Owners weekend including free golf, swimming, tennis and hotdogs, a haunted house experience, trunk or treat and Santa visits the Ranch events. If you have ideas for events that would draw more Member participation, please make the suggestion to the Association office or the House and Entertainment Chairman.

Make Golf Course self-sufficient.

With the golf courses in the extremely good shape they are in, we are continuing to see increased play from outsiders, who pay a very reasonable fee for the quality golf they receive. We have increased outside play, tournaments and will continue to provide the type of course and services Members, guests and outside players will come back to, time after time.

Improvement of the Airstrip.

The costs to bring the Airstrip to a safer landing zone for light aircraft is estimated to be \$425,000.00. We have seen less than 10 planes land over the past few years, and the basic cost for insurance and minimal maintenance are upwards of \$10,000 year. This is an excessive amount, which we do not pass on to the individual users. Unless we are able to charge those who want to use the Airstrip fees sufficient to cover these costs, it does not seem to be financially responsible for us to improve the airstrip.

Provide a fireworks safe area.

The Town, County and State already provide areas for fireworks. These areas are better provided by these entities than having the Association become liable in the event a fire broke out due to allowing fireworks in any specific location or in the event of an injury to someone using such an area.

Improve Communication.

We are working on expanding our communications with the Members. Our Members can help us out by talking with their neighbors and friends about upcoming events, issues that are currently being addressed, attending Board workshops, which are held once a month, two days prior

to the Board Meeting and dropping suggestions in the suggestion boxes located at the office and in the Mail Center. Communication by e-mail is our best, and least expensive method of communication. If you are not currently receiving emails from the Association, please contact the office and give them a good email address for you so you can stay up-to-date with what is going on in your community.

Association should offer things to Members who do not golf.

As mentioned above, the Association offers a myriad of things to all our Members. If you have ideas of other types of activities that you would like to see the Ranch provide, please bring those ideas to the office, or to me directly and we will see if we can incorporate those ideas in our calendar.

Provide a Fitness Center.

Again, a fitness center could be part of a new building.

Roller Skating.

While all activities seem to be of value in some regard or another, roller skating, at this time, is not an item we are considering.

Soccer Field/Activities Field.

Again, perhaps the Town, or the County should be approached to provide an activities field that can be used by the entire valley. This way, a larger area can provide the funding for building and maintaining something that might be more widely used by the entire valley as opposed to us funding something that non-members might utilize more than our own Members would.

Constraints for Big Ideas:

As with most everything, money is our biggest constraint. We would love to provide a new facility to house the Association Offices, Pro Shop, meeting rooms, card and quilting group areas, game room for youth, a larger, year-round swimming pool, a bar and restaurant, and all the other great ideas listed above, however, on a budget of roughly \$367.00 per lot per year, we are very limited in our abilities. Those owners who have come from outside this area are well aware that we have an **extremely low** annual assessment. If we were able to charge what other Associations charge in relationship to what amenities their Members receive, we would have no

problem providing all the things that everyone wants, or thinks we should provide. Without voting to increase the annual dues to help fund these projects, we are required to put those items of highest priority at the top of the “to do” list. It is obvious that with over 2000 Members we will have many differing opinions of what items should be of highest priority. Your Board of Directors works very hard to try and set the priorities in the order of most importance for the entire, overall Association and in accordance with our duties specified in the By-Laws and DCCR’s. We will continue to work for the Members of this Association to bring about positive progress that will benefit us all for years to come.

I would like to thank all those who came to the Facilitated Workshop and gave their input and shared their ideas. Your involvement shows us that our Members do care. Hopefully, the forgoing report answers questions Members may have, or have had, and gives an explanation of how the Board of Directors is trying to address the most pressing issues of the Ranch. If you have any questions, or if you would like to make recommendations for new clubs, activities or ideas in general, please feel free to contact me directly, either by email or through the Association office. We welcome your input!