

Star Valley Ranch Association
Board of Directors Meeting
February 18, 2016
7:00 p.m.
Town Hall

Mike Wardle: Chairman – Present
Ron Denney: Vice Chairman – Present via Teleconference
Maria Simental: Secretary/Treasurer – Present
Bob Meikle: Director – Present
George Toolson: Director – Present via Teleconference
Dennis Christianson: Director – Present
Marsha Combe: Director – Present via Teleconference

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.

1. Adopt Agenda:*

- Director Meikle made a motion to adopt agenda.
Director Christianson seconded the motion.
Motion passed unanimously.

2. Approval of Minutes for January 21, 2016 Board Meeting:*

- Secretary/Treasurer Simental made a motion to approve the January 2016 Board Meeting Minutes as written.
Director Meikle seconded the motion.
Motion passed unanimously

3. Standing Committee & Special Reports:

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

Mr.Sweatt has decided not to deal with a fence permit. This has moved onto litigations.

We are soliciting drawings to remodel the Silo. Donna Thompson has given us a great set of plans. Everyone is welcome to give us their input and/or drawings.

B. Finance & Legal: Director Combe gave the following report:

Third Reading: Effective March 01, 2016 the fee for processing property ownership transfers of SVRA lots will be \$50. This policy will be valid for all properties recorded after the effective date. A copy of the recorded deed/transfer document is to be provided to SVRA together with the current contact information of the new owners of record.

- After a third reading Director Combe made a motion to approve the Transfer Fees for changes of Lot Ownership Policy.
Secretary/Treasurer Simental seconded the motion.
Motion carried unanimously.

- Secretary/Treasurer Simental made a motion to move forward with the DCC&R's enforcement, enforcing only valid signed member complaints. With those member complaints being public information. Director Toolson seconded the motion.

Director Christianson stated he has made a friendly complaint. He has asked the Board to push this to the lawyers and into court.

Chairman Wardle said we will make that decision in the next meeting.

Member Larry Myers stated he bought his property under the new DCC&R's and was told he would be grandfathered in.

Director Meikle stated that he knows this is difficult to understand. The Supreme Court case said that we have to go by the original DCC&R's. We spent a whole year working with 2 attorneys trying to find out how we could exempt the 2012 DCC&R. This affects 178 lot owners.

Member Myers said yes they were wrong and that someone should be obligated.

Director Meikle said we were hiring a DCC&R officer, and then will hopefully work on this case by case basis, and be as fair as possible.

Secretary/Treasurer Simental asked Mr. Myers if he had neighbors that were unhappy with the way his place looked. He said no.

Director Meikle stated we cannot remove the DCC&R's from the property and that we cannot make changes for 20 years. Every 20 years the DCC&R's can be changed by a vote of the membership.

Motion carried unanimously.

C. Utilities Report: Director Denney gave report:

Regarding the Major Maintenance contracts with Mr. Scherbel and Forsgren and Associates to develop a revised map and conceptual design with cost estimate for replacement of the Brog pipeline, preliminary sketches and cost estimates to replace the Brog pipeline, with an extension to capture water from the Double Springs and Cascade Springs at the source, have been received from Forsgren and Associates. No further action will take place until snow has left the golf course so further mapping of the water distribution and usage features can be completed.

The proposal to the Forest Service to revise the 2 ½ acre permitted area for the barn/silo parking area is being developed. A key feature of this proposal is the movement of the roadway away from the barn and silo to improve safety and parking access to the silo area. In order for the Forest Service to approve this movement while the Town of Star Valley Ranch owns the road, a permanent easement would

need to be granted to the town by the Forest Service. If the town grants ownership of that section of Cedar Creek road from Ridgecrest around the barn to Lot 17-2 back to the SVRA, this easement issue could be eliminated. The board has been evaluating the pros and cons of this concept. These are identified in the handout at the back of the room. To open this issue for discussion at this meeting, a motion is needed.

- Director Denney made a motion: For SVRA propose to the Town of Star Valley Ranch that the section of Cedar Creek road from Ridgecrest Road to Lot 17-2 be granted to the Star Valley Ranch Association.
Director Toolson seconded the motion.

Taking Cedar Creek Road Section Back – Pros and Cons as presented by Ron Denney:

Cons to taking the road back.

1. Town retains responsibility to maintain the road.
2. When the parking for Cedar Creek trail access is established this summer, the public will travel on public (town-owned) road to the Forest Service owned parking area (managed and maintained by SVRA) and then walk down the town owned Cedar Creek road to access the canyon (access will be via an easement across SVRA owned land). I don't know if this really a con or pro.
3. The SVRA may end up with some requirements for maintaining an open driveway through the area to support the town's safety position (fire trucks, emergency vehicles, etc.).

Pros to taking the road back.

1. The SVRA will not be required to meet town regulations regarding required curbs, required parking, or any other regulations when we are modifying the barn/silo facilities.
2. The parking space we are currently using on both sides of Cedar Creek between the barn and the maintenance shop can continue to be used as parking. I think, currently, that the parking there is officially not allowed, but I'm not sure.
3. When we turn our plan for changing the parking area north of the barn in to the Forest Service, we won't have to work on getting the town of SVR a permanent easement on Forest Service land assuming we want to move the road/driveway to the north away from the barn and silo.
4. If this is not a town road, then our snow removal efforts away from the barn/silo area in the winter will be a lot easier since we can push the snow from around the

barn/silo area across the drive, across the parking area and then over off the west side of the parking area.

5. You can see that our golf cart path on #18 encroaches into the 30' easement space, and I think that the new path we put in last year on #9 would probably also encroach onto the 30' space. I also think the parking area next to the putting green is in the 30' easement. I think Kurt has some ideas about improving the parking area. Having this all be SVRA-owned driveway helps us not having problems with the town.

6. I think the SVRA could improve the attractiveness of the entry way into the barn/silo and Cedar Creek golf course with better landscaping and signage if we considered the road access from Ridgecrest and Cedar Creek south of the barn/silo as part of our facilities.

Director Christianson said he had previously asked if anyone had contacted the Town and that Mike told him yes. Director Christianson said there is a waterline that runs down that road. He asked The Mayor if we can change the elevation of that road. There are safety concerns for fire egress for the two houses on that road. (17003 & 17006) 4-5 houses affected. The Mayor said 3 years ago prior administrations were interested in the road of Ridgecrest to Barn/Silo, but the waterline must stay 6 feet below grade.

Director Denney said 2 years ago the waterline was dug deep enough east of the barn. If we were to cut the grade down 5 feet, the waterline will still be 6 feet below.

Director Christianson said SVRA will have to pay legal fees for both the Town and the Association. He puts the cost at \$30,000-\$40,000 and survey will cost \$10-15,000.

Director Toolson asked where we getting these cost from.

Director Christianson said this is an estimate he made. He figures \$35,000 to regrade the area. If we have to redo the waterline it's going to be \$150,000-200,000.

Director Meikle said he was involved 2-3 years ago with Ron Mueller and Boyd Siddoway remembers the Town put in a lot of effort to make sure the waterlines was deep enough. They knew it as a problem and needed to be rectified. He has had conversations with Ed Koch, Boyd Siddoway and Kent Harker over the last few years and they didn't see a problem. We would pay for the design, engineering and surveys. The Town will benefit by not having to maintain that loop road and will save a lot of money. We will have to maintain it. But we've discussed that it's to our benefit to be able to plow the snow where we want. And not dealing with 3 parties. Simplify the lease with the forest service. None of these issues are big enough to slow down the efforts of getting this done.

Director Christianson stated we need to get hard numbers and actual bids before we propose it.

Secretary/Treasurer Simental stated that's the reason to move forward, so we can get the numbers.

Chairman Wardle stated get the numbers required. We will make a decision based on the how much it's going to cost. We put this information in our Board Meeting so it gets out to the membership.

Director Meikle stated his concerns with moving forward with any major maintenance before we get our parking permit approved by the Forest Service and resolve the issue involved with reclaiming the section of Cedar Creek Road. He stated that he felt that the parking lot and easements are essential for moving forward the Barn and Silo remodel.

Chairman Wardle asked if any further discussion. None stated.

Chairman Wardle, Secretary/Treasurer Simental, Director Toolson, Director Combe, Director Meikle, Director Denney approved.

Director Christianson opposed.

Motion carries 6-1

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

Account Statements: All bank accounts are reconciled for the month of January.

Assessments:

2009 Assessment Status: 7 Lots (.3%) have not paid in full.

2010 Assessment Status: 11 Lots (.5%) have not paid in full.

2011 Assessment Status: 19 Lots (.9%) have not paid in full.

2012 Assessment Status: 26 Lots (1.29%) have not paid in full.

2013 Assessment Status: 33 Lots (1.63%) have not paid in full.

2014 Assessment Status: 43 Lots (2.13%) have not paid in full.

2015 Assessment Status: 66 Lots (3.27%) have not paid in full.

2016 Assessment Status: 720 Lots (35.71%) have paid in full.

Collections Update:

71-Assessment Accounts sent to Attorney last year.

5-Accounts could not be pursued due to conflict of interest. (2 have been paid in full, 2 are on payment plans and 1 will be sent to a collection agency)

33-Accounts (50%) have paid in full

6-Accounts on Payment Plans

43-Accounts (60.5%) paid in full or on Payment Plans

27-Accounts have defaults filed with the county, and soon we will start the foreclosure process.

Business Activities:

For the month of January, 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 - \$40.00 (1 lot X \$40 for each assessment paid)
2013 - \$0 (0 lots x \$40 for each assessment paid)
2012 - \$0 (0 lots x \$44.09 for each assessment paid) Total = \$40.00

These transfers result in an account balance of \$205,853.78 including accumulated interest.

- The monthly transfers for the Major Maintenance Reserve Account was as follows:
2015- \$196.92 (9 lots X \$21.88 for each assessment paid)
2016 - \$4,891.68 (387 lots x \$12.64 for each assessment paid) Total = \$5,088.60

We transferred \$70,192.65 as approved as part of the 2015 year end reconciliation to the major maintenance account and \$3,530.00 as committed last year to fund the completion of the cart path from #12 to #13 on Cedar Creek.

These transfers result in an account balance of \$90,073.33 including accumulated interest minus funds used as approved in previous Board meetings.

An overview of SVRA Financials finds that one month Gross Profit and Total Expense at or near budgeted levels, resulting in year-to-date Net ordinary income prior to depreciation at .4% better than budgeted levels. The year-end account transfers approved at the January Board Meeting have been accomplished and a thorough review of the financial reports has been completed in preparation of the annual audit.

Reminder:

Assessments are due 2/29/2016 and considered late if not paid by 3/31/2016. If not paid by 3/31/2016, interest on unpaid balance commences retroactive to 3/1/2016.

DCC&R Compliance:

With the Board voting tonight, that has brought us closer to being able to hire a compliance officer and give that officer a definite direction for enforcement. I hope to have an enforcement officer hired and in action by the next Board meeting.

Administrative Office Actions:

We will begin doing online surveys to obtain more information about what the members want from their Association. Look for them on our website and in your email soon. If you are not on our email list, contact the office to join. The email list is our best effort to reach as many people as possible.

We will be updating and upgrading our website this spring. Stay tuned for an updated website. If there is information not included that you would like to see on the website, contact the SVRA office.

The new POS software is now in place and will help improve transaction time and customer service in all departments.

GOLF:

Pro Shop:

Most of the clothing has been ordered for the Pro Shop this year and Ben has started with our sponsorship program that has been so successful over the past couple of years. We have secured 3 tournaments since we published our Golf Calendar. I am happy to announce that Cedar Creek Golf Course will again host the Wildland Firefighters Tournament (6/4/2016) and the Rocky Mountain Elk Foundation Tournament (6/11/16). Aspen Hills will again host the Lincoln Self Reliance Tournament (7/8/14).

Golf Course Maintenance:

Kurt has been able to work on his equipment replacement plan and Lynx irrigation computer. He continues to organize and find a way to keep our equipment and course accessories stored for the winter, saving the Association money. Kurt has begun the process of refurbishing over 300 tee markers for the course this year. James will complete the tee markers when he comes back to work next month.

Steve Stohr, our mechanic is back to work and busy as ever. He has begun going through the equipment getting it into tip top shape for the 2016 season. He has also started stocking and organizing the shop to ensure a smooth transition into spring and summer.

Winter Recreation:

Ernie and Kurt have been working together to maintain our cross-country/snowshoe trails and sledding hill this year. We continue to receive a positive response to the trails as these two men have done an outstanding job with them again this year. Unfortunately, due to the warm temperatures and Mother Nature not cooperating Ernie was unable to get the skating rink up and running this year. He has committed to creating a game plan this fall, in hopes that we can bring it back next winter.

Facilities:

Ernie has been busy putting the finishing touches on his shop. Where once was steel beams, he now has drywall and paint. He continues to work on the new security system that will be in place in all of our facilities in the near future.

5. Old Business.

None stated

6. New Business.

None stated

7. For the Good of the Order.

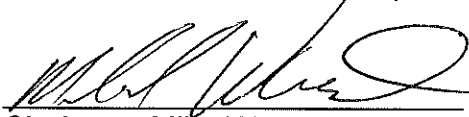
Mr. Myers voiced his concerns of inappropriate behavior of golfers near his home.

Director Toolson gave him his cell number and said he could call him at any time if this happens again. General Manager Booker also gave him her cell number.

Director Christianson stated that they are starting a committee with interest in the airport. He is talking to Bob Hayes and others to get good advice as to do with it.

8. Adjournment*

- Director Christianson made a motion to adjourn.
Secretary/Treasurer Simental seconded the motion
Motion passed unanimously at 7:50pm



Chairman Mike Wardle

Secretary/Treasurer Maria Simental

Approved Via-Teleconference

Director George Toolson


Director Marsha Combe

Approved Via-Teleconference

Vice Chairman Ron Denney



Director Bob Meikle



Director Dennis Christianson