

Star Valley Ranch Association
Board of Directors Meeting
March 17, 2016
7:00 p.m.
Town Hall

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

Call to order: 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 the agenda.
Director Christianson seconded the motion.
Motion passed unanimously.

2. Approval of Minutes for February 2016 Board Meeting:*

- Director Meikle made a motion to approve the February 2016 Board of Director Meeting Minutes as written.
Director Christianson seconded the motion.
Motion passed unanimously.

3. Standing Committee & Special Reports:

A. Election: General Manager Booker gave the following report:

2016 Election Calendar

March 27th (Sunday)	90 days prior to Annual Meeting Last day to accept ballot motions from members
Available April 1st (Friday)	Candidate packets are available for pickup at the office by the candidates.
April 26th (Tuesday)	Candidates' last day to present nominating petitions, Candidate presentation and photo for inclusion in the annual packets are due and must be presented to SVRA office by this day.
May 6th (Friday)	All election materials printed/complete

May 9th & 10th (Monday & Tuesday)	Election Committee will assemble packets for mailing
May 11th (Wednesday)	Packets mailed to the members
June 10th (Friday)	7:00 PM: 1st Candidates Night – 10 minutes per candidate for presentation; question and answer session
June 16th (Thursday)	Membership in good standing verified by office staff Membership roster closes
June 20th (Monday)	Proxies verified
June 24th (Friday)	Set up for election 7:00 PM: 2nd Candidates Night – 10 minutes per candidate for presentation; question and answer session
June 25th (Saturday)	8:00 AM: Annual Meeting Polls close 30 minutes after adjournment Vote tally Re-organizational Meeting Elected and Incumbent Board of Directors

Donna Thompson volunteered to be Chairperson for the Election Committee.

- Director Christianson made a motion to approve the Election Calendar and Election Committee Chairperson.
Director Toolson seconded the motion.
Motion passed unanimously.

B. Finance & Legal: General Manager Booker gave the following report:
A new Employee Handbook has been created and reviewed by the Board. This handbook will be given to all employees.

- Director Christianson made a motion to approve Employee Handbook as written.
Director Meikle seconded the motion.
Motion passed unanimously.

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

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

Assessments:

2009 Lawsuit group through 2015: 69 Lots unpaid (3.42%)

2016 Assessment Status: 1221 Lots (60.57%) have paid in full.

Collections Update:

We continue with our collection process. All necessary documents have been filed at the county office. We have 31 lots remaining as part of the 2014 collection effort. The next step will be for the Board to determine properties to be sent for foreclosure.

Business Activities:

For the month of February, 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 – \$120.00 (3 lots X \$40 for each assessment paid)

2013 – \$80.00 (2 lots x \$40 for each assessment paid)

2012 – \$44.09 (1 lot x \$44.09 for each assessment paid) Total = \$244.09

These transfers result in an account balance of \$206,203.30 including accumulated interest.

The monthly transfers for the Major Maintenance Reserve Account was as follows:

2015 – \$153.16 (7 lots X \$21.88 for each assessment paid)

2016 – \$8,342.40 (660 lots x \$12.64 for each assessment paid) Total = \$8,495.56

These transfers result in an account balance of \$98,571.43 including accumulated interest.

An overview of SVRA Financials finds that YTD Gross Profit slightly better than budgeted levels (1.9%) and Total Expense slightly above budgeted levels (1.62%), resulting in year-to-date Net ordinary income prior to depreciation at 1.0% better than budgeted levels.

Reminder:

Assessments were 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.

Legal Update:

We handed the Sweatt Fence legal action over to our attorney several months ago and we are continuing this litigation.

DCC&R Compliance:

A DCC&R Compliance officer has been selected and will be offered employment. The selected candidate will begin touring the Ranch soon. The Board voted to enforce DCC&Rs by complaint only at the February 2016 Board Meeting; therefore, as complaints come in he

will pursue and encourage self-compliance on the Ranch. If self-compliance is not possible we will proceed with the DCC&R Enforcement Procedures Policy approved in March 2012.

Administrative Office Actions:

We are looking for pictures of Star Valley Ranch (nature, activities, facilities, etc....) for use on our website and for prints to hang in SVRA Facilities. If you have a favorite picture that you would like to donate for use, please contact the SVRA office.

The annual audit of SVRA financials has begun with David DeCoria again conducting the audit.

GOLF:

Pro Shop:

Ben will be back to work on Monday, March 21st. He will be busy getting the Cedar Creek & Aspen Hills Pro Shops and Duffer's ready for the 2016 season.

We have recently been informed that Diane Burr will not be returning for our 2016 season. Diane has been a HUGE asset to the Cedar Creek Pro Shop over the last several years. Her contributions of hard work and dedication to the success of SVRA golf is very appreciated.

Golf Course Maintenance:

Kurt, Steve, and James are now hard at work prepping equipment and readying supplies for the coming season.

Winter Recreation:

Ernie and Kurt have been working together to maintain our cross-country/snowshoe trails and sledding hill this year. Spring weather conditions are creating difficulty in getting the trails groomed. We will continue to groom as long as weather and conditions allow.

Facilities:

Ernie has been busy starting the process of getting the facilities ready for the coming season. Ernie has completed the necessary certified pool operator's course, and has lined out the training required to certify all new lifeguards for the summer.

SVRA will be hiring for the following positions for the 2016 summer season:

- Pool Lifeguards and Attendants
- Golf Course Maintenance Staff
- Pro Shop Staff
- Bartenders

If you are interested in any of these positions, applications are available online or you may submit your resume to managersvra@silverstar.com.

H&E:

The Annual SVRA Easter Egg Hunt will be held on Saturday, 3/26/16 at 9:00 a.m. at Cedar Creek Park. The Easter Bunny has sent a message that over 1,000 eggs will be hidden that morning for SVRA youth. There are 3 different age groups 1-3, 4-6, and 7-9.

5. Old Business:

Ed Koch wanted to know what was going on with the Barn/Silo project and expressed that he thought it would be a good idea to find out if the Silo can be refurbished as is, before planning on remodeling to a new building. There was much discussion on the process the Board will go through to determine the best way to remodel/refurbish the Silo.

Chairman Wardle said that we need to find out if the Silo can be saved.

Director Meikle stated he has someone who will look into the condition of the Silo for free within the next month.

6. New Business: None stated

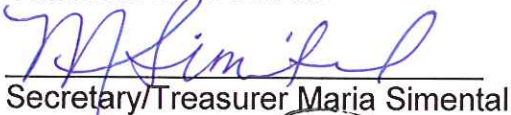
7. For the Good of the Order: None stated

8. Adjournment*

- Director Denney made a motion to adjourn.
Director Toolson seconded the motion
Motion passed unanimously at 7:41pm



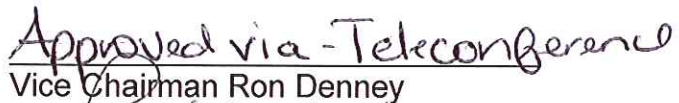
Chairman Mike Wardle



Secretary/Treasurer Maria Simental



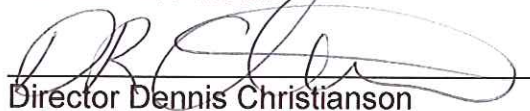
Director George Toolson



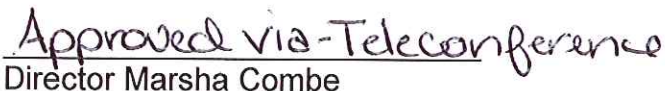
Vice Chairman Ron Denney



Director Bob Meikle



Director Dennis Christianson



Director Marsha Combe