

IMPORTANT FACTS AND BACKGROUND INFORMATION

The Board of Directors wants to inform the Membership that there is currently \$780,422.11 in various accounts of the Association that can be used to help complete a plan for the Barn/Silo remodel/rebuild project. That is in addition to our everyday operating accounts, emergency fund, major maintenance fund, and equipment replacement fund (year to date total as of October 2016 Balance Sheet: \$925,085.90). A very rough drawing of the proposed project is available on the SVRA website <http://svrawy.com/wp-content/uploads/2016/10/Barn-Silo-floor-plan.pdf>. You should know that based on information received to date, this project can be completed **WITHOUT** raising your annual assessments*. Our mission is to:

- **INFORM** the membership of the need for remodeling of the Barn and building of a new structure to replace the unsafe and mostly unusable Silo;
- **RECOMMEND** a uniform Maximum Annual Assessment base be agreed upon by the Membership in the amount of \$375.00 for the year 2017. Such base shall be the base for all future annual assessments which shall hereafter be assessed according to the provisions set forth in the DCCRs of Star Valley Ranch Association
- **COMPLY** with Article VI, Section 2 of the DCCRs of Star Valley Ranch Association, wherein it states: “The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the Members of the Association and in particular, for the improvement and maintenance of the services and facilities devoted to this purpose and related to the use and enjoyment of the Common Area,”
- **SHOW** our dedication to the Association Membership by asking for your vote to spend our Association Dollars *wisely* by providing new and/or remodeled facilities to replace or repair facilities that are currently in **immediate** need of attention.
- **USE** the money held in our Association accounts **to benefit the Members**, for **NOW** is the time to use those funds and doing so will not cause a lessening of ordinary services by the Association.

Those of you who have physically seen the condition of the Silo, and need for remodeling of the Barn are well aware that these structures are currently:

1. Not safe for employees, members and/or guests and do not meet current Americans with Disabilities Act (ADA) codes;
2. Floors 2, 3 and 4 of the Silo are virtually unsafe for use in any capacity;
3. Unhealthy due to live rodent, bat and other animal inhabitants and their feces and carcasses;
4. Unable to be kept free of dust or debris and not enjoyable during rain storms, hail storms or cold or hot weather;
5. Unusable during the winter months.

WITH A SPECIAL ASSESSMENT OF \$100.00 BUT WITHOUT RAISING YOUR ANNUAL ASSESSMENT*

we will be able to accomplish the following:

- Remodel/Rebuild the Barn/Silo to provide year round facilities for our Ranch members and guests;
- Borrow an amount not to exceed \$1,000,000.00 to complete the remodel/rebuild project;
- Make all payments to any loan obtained in connection with the remodel/rebuild project;
- Pay for anticipated annual costs of these new facilities, including utilities, taxes and continued necessary maintenance of the project as well as maintaining all costs and expenses for services, maintenance, utilities and taxes on existing facilities and other assets of the Association.
- Allow the Association Offices to be moved to a more accessible location with adequate heating and cooling systems for comfort of our employees, members and guests;
- Save money on the expensive heating costs associated with the existing Association Offices and Aspen Hills Cook Shack during winter months;
- Provide a safe, sound and fully enclosed structure for larger meetings, parties and weddings in the remodeled Barn during summer months;
- Provide the possibilities for a year-round Bar and Restaurant;
- Increase the Association assets by providing a new, year-round facility for Members, guests and employees to use and enjoy.
- Increase the value of *all* Star Valley Ranch properties because we offer these new and updated facilities.

WE, AS YOUR ELECTED BOARD OF DIRECTORS, RECOMMEND THAT THE ASSOCIATION GO FORWARD WITH THE REMODEL/REBUILDING OF THE BARN/SILO AS NEEDED TO PROTECT OUR ASSETS AND PROVIDE OUR MEMBERS WITH NEW AND USABLE FACILITIES.

We want to represent the Association in a positive way and your affirmation by way of a “YES” vote will show us we are on the right track. We will begin the remodel/rebuild as soon as we are feasibly able. Thank You!

*Above those set forth in the provisions of the By-Laws and DCCR's of Star Valley Ranch Association.



NOTICE OF SPECIAL MEETING OF THE MEMBERS OF STAR VALLEY RANCH ASSOCIATION



The Board of Directors of Star Valley Ranch Association, with the vote of the Membership, desire to make Capital Improvements and remodel/rebuild the Barn/Silo, and meet the requirements and provisions set forth in the By-Laws and DCC&R's regarding Capital Improvement Expenditures and Maintenance Expenses associated with the facilities and common areas of the Ranch;

Therefore;

In compliance with Article VI, Section 4 of the By-Laws and provisions set forth in Article VI, Section 4 of the DCC&R's governing Star Valley Ranch Association, the Board of Directors hereby call a Special Meeting of the Membership of Star Valley Ranch Association to be held on December 23, 2016 at 10:00 a.m. at the Star Valley Ranch Association Cookshack for the purpose(s) stated below:

The meeting shall be held to vote on:

1. The approval and authorization to use funds collected and held by the Association including, but not limited to the \$207,130.21 (and any deposits made hereafter), which is currently held in the "Restricted Capital Fund", together with other funds held in Association accounts to remodel and replace the existing Barn/Silo, including, but not limited to:
 - a) The demolition of the existing Silo and the building of a new four (4) story, year round accessible building not to exceed 2800 square feet per floor to house, at a minimum, the Association Offices, Library, Golf Pro Shop, an area designed for weekly events such as Quilting and Card Groups, Meeting Rooms, Bar and Restaurant with balconies, necessary storage for Association business records and supplies, Golf and House and Entertainment supplies and an unfinished floor for future development or use as needed by the Association;
 - b) Necessary maintenance and remodeling of the existing iconic Barn portion of the Barn/Silo building;
2. Fixing the Maximum Annual Assessment for all Star Valley Ranch Properties at \$375.00 for the year 2017, which amount shall be the base for all future assessment calculations based on the provisions set forth in the DCCRs governing Star Valley Ranch Association.
3. Collection of a one-time Special Assessment in the amount of \$100.00 to be paid in full with the 2017 regular Annual Assessment to be used for the remodel/rebuilding of the Barn/Silo;
4. Transfer of funds currently held in various accounts of the Association in the current amount of \$780,422.17 to the necessary accounts of the Association to be used for the remodel and/or construction of the new building.
5. Authorization to borrow an amount not to exceed \$1,000,000.00 for a period of not longer than 20 years for the purpose of completion of the remodeling/rebuilding of Common Area Facilities, including, but not limited to the Barn/Silo.

The funds obtained through collection of the "Special Assessment", along with other funds held in Association accounts and proceeds from any construction and/or long term mortgage loan shall be used to pay for the Capital Improvements in connection with the remodel and/or construction of the new building. The Association is currently in a position to accomplish all this, as well as maintain continued payment of general operational costs associated with the Association with the requested \$100.00 Special Assessment and *without increasing* your Annual Assessments*.

Based on current costs and expenses associated with the daily operations of SVRA, and the additional anticipated costs related with a new year-round facility, the Board expects that the 2017 annual assessments, and any normal and customary increases thereto, are sufficient to pay all annual costs of these repairs, maintenance expenditures and/or Capital Improvements as well as maintain payment of normal costs of operation of the Association.

VOTING INSTRUCTIONS:

A list of eligible voters will be compiled at 8 a.m. December 23, 2016. **If you are NOT attending in person, your ballot and proxy must be received by 10 a.m. December 23, 2016 to be counted.** Only one ballot and proxy may be used even if you own multiple lots. Be sure to correctly designate all plats and lots on the ballot and proxy forms. All properties owned and correctly listed will be counted toward the quorum and vote. **Ballots and proxies must be signed, printed, dated, and correct Plat(s) and Lot(s) listed to be valid.** After completing ballot and proxy, please send by US mail to: **Star Valley Ranch Association; 781 Vista East Drive; Star Valley Ranch, WY 83127. Ballots and Proxies may be faxed to: 307-883-2016 or emailed to: svrawy@silverstar.com.** *All ballots and proxies for properties or lots owned by a corporation, partnership, limited liability company, or other entity must be supported by a Resolution identifying the one person authorized to vote or sign a proxy. Please ensure that your Resolution is on file in the SVRA office or that it is included with your ballot whether voting in person or by proxy.*

*above those set forth in the Association By-Laws and DCC&R's