

Star Valley Ranch Association
Board of Directors Meeting
November 15, 2018
7:00 p.m.
SVRA Cookshack

Ron Denney: Chairman – Present
Mike Blackman: Vice Chairman – Not Present
Donna Thompson: Treasurer – Present
Fran Moore: Secretary – Via Teleconference
George Toolson: Director – Via Teleconference
Marsha Combe: Director – Via Teleconference
Taylor Ellis: Director – Present

Call to order: Chairman Ron Denney called the meeting to order at 7:00pm and called for the Pledge of Allegiance.

Chairman Denney recognized special guests, Mayor Kathy Buyers and recently elected Town Council Members, Lee Hansen and Don Baillie.

Adopt Agenda:*

- Treasurer Thompson made a motion to adopt the meeting agenda.
Director Ellis seconded the motion.
Motion passes unanimously.

Approval of Minutes for September 2018 Board Meeting.*

- Treasurer Thompson made a motion to approve the October 2018 Board of Directors Meeting Minutes as written.
Director Toolson seconded the motion.
Motion passed unanimously.

Standing Committee & Special Reports:

Chairman's Report: Chairman Denney gave the following report:

This is the last Board meeting of this year. It has been a good year. We have had a good golfing year, and I look forward to next year. The snow is coming, and there will be snowmobiling, cross country skiing and sledding on the course. We did get a request to stop snowmobiling on the course. We are still discussing that. We are currently working on a Winter Use Policy that covers all winter activities on the course. It would also include usage of the air strip. We are not going to stop snowmobiling this year. We hope to get better cooperation from the people who do snowmobile to be considerate of homeowners and others using the course in the winter time. That is the best we can do at this time.

Golf & Greens Committee Report: Director Toolson gave the following report:

Because it is November, the Golf & Greens Committee Report will be even more condensed than in the past few months. 2018 financially proved to be a really good year, if not a banner year for golf revenues compared to prior years. 2017 was a decent year for golf, this year was better yet. In 2018 we were up from 15,477 rounds in 2017 to 17,276 rounds through November 9th compared to the same time frame a year ago. That's an increase of 1,799 rounds for the past season. Total golf income for 2018; is at, \$445,641.89, up by \$32,107.13 compared to 2017. It's now the time of year during budgeting that we attempt to keep our equipment replacement program fully funded so we can continue to provide the quality on both Aspen Hills, and Cedar Creek Golf Courses. For 2019, we have in the budget to buy a set of Mower Reels for the low price of \$15,025.00. We also need to replace the old blue maintenance truck that is being used by the golf course maintenance crew. Adding a single cab truck does not do a lot of good for Kurt's crew, so we plan to replace it with a 4x4 club car 1500. That will get Kurt & staff safely up Green Canyon Road to our golf course irrigation source. The price of the 4x4 club car is \$14,729.00. In order for our equipment replacement program to continue on track, additional funding of \$74,058.00 needed to be shifted around. Part of the \$74,058.00 includes the John Deere Tractor, backhoe, loader, and snow blower we purchased a year ago.

- I move to approve the 2019 Equipment Replacement Plan as reviewed.
Director Combe seconded the motion.
Motion passed unanimously.

House & Entertainment Committee Report: Director Combe gave the following report:

Since the last Board meeting, we had our annual Halloween Trunk or Treat and Haunted Barn. We had over 300 children and adults attend. This event is not possible without all of those that volunteer. A BIG "Thank You" goes out to the SVHS Lady Brave Soccer Team, Carolyn Thacker, Shauna Crittenden, Mike Wardle, Mayor Kathleen Buyers, Jason & Alex Ivie and Friends, Bryan Pack, Heather Bigelow, Brooklyn McDaniell, Mike Booker & SVRA Staff! It was a great success because of you!

Pictures of this fun event have been shown on the projection screen throughout my report.

Santa on the Ranch has been moved to JACZ Restaurant this year to help facilitate more people. This fun event will be held Saturday, December 8th and 15th from 10am-1pm both days!

SVRA and JACZ will be a co-sponsoring this event. There will be photos with Santa and Mrs. Claus, sugar cookie decorating, a hot chocolate bar and a mailbox for letters to Santa.

We will be giving back to families in the community this year. Please bring a toy or monetary donation that can be donated to families in need this holiday season.

Special Thanks to the Ivie Family and JACZ for making this happen!

Utilities Committee Report: Director Ellis gave the following report:

The cement has been poured, the fence is up and the gate is installed on the new pickleball courts. The project has ceased to move forward due to weather. The net installation, painted lines, etc. will need to be completed in the spring.

- Director Ellis made a motion to transfer the remaining funds allocated for this project in the amount of \$18,431.30 into next year's budget to complete the pickleball courts.
Director Toolson seconded the motion.
Motion passed unanimously.

In the past, SVRA has had an ice skating rink down by the swimming pool area. It was very difficult to maintain the rink due to the ground area not being a level surface. SVRA Staff was able to find a 50 x 80 ft. surface material that will fit on the level basketball court at a reasonable price. This would allow SVRA Staff to affectively maintain a new ice skating rink.

- Director Ellis made a motion to allocate \$1,750.00 from the Major Maintenance Fund to purchase the underlying surface material to put on the basketball courts and create an ice skating rink.
Director Thompson seconded the motion.
Chairman Denney asked what the fabric is made of.

General Manager Booker answered that is it basically a large tarp that comes in a kit specifically to create an ice rink. This kit, will allow the area to sit level. It will successfully hold the water in. We will also be able to build up the snow around the edges for easy access onto the rink.

Director Thompson asked if we are planning on setting it up this year.

General Manager Booker answered yes.

Member Carolyn Thacker asked who is going to maintain the ice rink.

General Manager Booker answered that it will be the SVRA Facilities Manager, Ernie who will be maintaining the ice rink.

Chairman Denney asked if there are any special tools specifically designed to maintain an ice rink.

General Manager Booker answered that Ernie is researching the best way to take care of the ice rink.

Director Ellis stated that usually a snow blower is used to remove the snow from the rink, and then water is applied to the top and allowed to freeze overnight.

Member Ed Koch asked what is the anticipated date for the ice rink to be done.

General Manager Booker answered that the kit still has to be ordered, and weather permitting; we will get it up as soon as possible, hopefully before Christmas.

Motion passed unanimously.

Architectural Control Committee Report: Director Ellis gave the following report:

The Architectural Committee has received plans and a permit application for a new home late this afternoon. I have not had a chance to review the application completely, but on a cursory review, it looks like it meets the Homeowner's Association requirements. I will report on that later.

SVRA Cedar Creek Center Progress Update: Director Thompson gave the following report:

We have concrete walls, and we will be backfilling against those walls.

General Manager's Report: General Manager Booker gave the following report:

Account Statements: All bank accounts have been reconciled for October without discrepancy.

Assessments:

2009 Lawsuit through 2016: 20 Lots unpaid (0.99%).

2017 Assessment Status: 1975 Lots (97.97%) paid in full.

2018 Assessment Status: 1929 Lots (95.68%) paid in full.

2017 Assessment Collections: The attorney initially sent out a total of 62 notices. 7 properties are currently on payment plans, 38 properties have paid in full. 17 lots remain in our active legal collection process. Those 17 properties have all received notice of default. The Board has decided to proceed with the foreclosure process on 8 severely delinquent properties.

Business Activities:

An overview of SVRA Financials finds the October Gross Profit at 1.3% better than budgeted levels and Total Expense at 96.7% of budget resulting in year-to-date Net ordinary income prior to depreciation at 115.6% of budgeted levels. The YTD cash assets (10/31/2018 Balance Sheet) Total \$1,450,382.71. The summary of the financials are, as always, available on the SVRA website.

DCC&R Compliance: This month we have 2 active DCC&R Complaints, both remain in the hands of the SVRA attorney and court system for further action.

Barn/Silo Redevelopment: Since last reported we have spent \$135,494.17 on the Barn Redevelopment and Cedar Creek Center.

SVRA Staff:

Ami Pack is the newest full-time year-round employee at SVRA. She continues to learn the ins and outs of her position and has demonstrated an eagerness to learn. Her hard work and great personality are a welcome addition to the front desk and admin office.

Ryan Nielsen continues to excel as not only our accountant but also our resident I.T.

This year Ben Whalen provided countless hours of lessons and clinics. This summer Ben and his staff provided exceptional customer service, increasing the SVRA value and experience.

Kurt Richmond and his staff continue to raise the quality of golf we provide at SVRA, while keeping within budget.

Thanks to the maintenance and pro shop staffs we continue to provide the best golf in Star Valley.

Ernie Bigelow continues to be the employee with the most seniority. With almost 19 years of hard work and dedication, he is invaluable. If there is something that needs fixing, adjusting, or looked at, chances are Ernie knows where to start and how to complete the task under budget and on time.

The high quality, low price of everything we are able to provide to our members is due to our outstanding staff, their hard work, dedication and expertise. If you see a member of our staff let them know how much they are appreciated.

Winter 2018-19:

All winter activity information has been incorporated into a brochure. This brochure has become part of the educational dialogue with all winter activity participants and re-emphasized with snowmobile permit purchases.

For the winter of 2018-19 we will continue to groom 18 holes at Cedar Creek for snow shoeing and cross-country skiing. We will also groom Aspen Hills #1 for sledding. Grooming will only be done as weather and staffing allows. There will be no set schedule for grooming.

Snowmobiling of SVRA property will be allowed once we have enough snow and a good base develops. We will announce the opening of the courses to snowmobiles on the marquees, in SVRA emails and on the SVRA Facebook page.

Snowmobiles will be allowed on both courses as always, but will be encouraged to refrain from driving on the groomed trails, with the exception of directly crossing a trail. Snowmobile permits are available at the SVRA office, during normal business hours. Remember to purchase your permits early if you are planning on spending your holiday vacation snowmobiling at SVRA. SVRA will be closed December 21st at noon through January 1st.

Old Business: None stated.

New Business:

Member Katie Toolson stated that she has an interest in leasing the Cedar Creek Grill building when it comes available.

Director Ellis stated that there has been one business proposal submitted. Due diligence says we need to publicly advertise that SVRA is accepting business proposals for the lease of the Cedar Creek Grill.

General Manager Booker stated that the current lease is in effect until December 31, 2018.

Member Katie Toolson requested a “walk through” of the grill building to get a better idea of its functionality, and if there would be a need for any new equipment. A walk through would be helpful to her, in order to put together a business plan.

For the Good of the Order: None Stated.

Adjournment:

- Director Toolson made a motion to adjourn.
Director Combe seconded the motion.
Motion passed unanimously at 7:31 pm.

Chairman Ron Denney

Vice Chairman Mike Blackman

Treasurer Donna Thompson

Secretary Fran Moore

Director George Toolson

Director Marsha Combe

Director Taylor Ellis