

Star Valley Ranch Association  
Board of Directors Meeting  
March 21, 2019  
7:00 p.m.  
SVRA Cookshack

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

**Call to order:** Vice Chairman Blackman called the meeting to order at 7:02 p.m. and called for the Pledge of Allegiance.

Vice Chairman Blackman recognized special guests, Town of Star Valley Ranch Councilmen, Don Baillie and Lee Hansen.

**Adopt Agenda:\***

- Vice Chairman Blackman made a motion to adopt the meeting agenda as written.  
Director Ellis seconded the motion.  
Motion passed unanimously.

**Approval of Minutes for February 2019 Board Meeting.\***

- Chairman Denney made a motion to approve the February 2019 Board of Directors meeting minutes as written.  
Treasurer Thompson seconded the motion.  
Motion passed unanimously.

**Standing Committee & Special Reports:**

**Election Committee Report: Secretary Moore gave the following report:**

The Election Calendar is finished, and has been distributed to the Board of Directors.

Director Thompson inquired about changing the date which the Annual Report must be sent to members in order to alleviate strain on the SVRA business office staff. General Manager Booker replied, according to the By-Laws of SVRA, The Annual Report must be sent to each member of the Association no later than 120 days subsequent to the close of the fiscal year of the Association. By-Laws can only be amended by a vote of the membership.

# Star Valley Ranch Association



## 2019 ELECTION CALENDAR

March 22 <sup>nd</sup> (Friday)	Candidate packets are available for pickup at the SVRA office by the candidates <u>2019 Positions Available</u> 2- 3 year positions 1- 2 year position
March 24 <sup>th</sup> (Sunday)	90 days prior to Annual Meeting Last day to accept ballot motions from members
April 22 <sup>nd</sup> (Monday)	Candidates' last day to present nominating petitions, Candidate presentation and photo for inclusion in the annual packets. These are due and must be presented to SVRA office by this day.
April 24 <sup>th</sup> (Wednesday)	All election materials printed/complete
April 25 <sup>th</sup> & 26 <sup>th</sup> (Thursday & Friday)	Election Committee will assemble packets for mailing
April 27 <sup>th</sup> (Friday)	Packets mailed to the members
June 17 <sup>th</sup> (Monday)	Membership in good standing verified by office staff Membership roster closes
June 18 <sup>th</sup> (Tuesday)	Proxies verified
June 21 <sup>st</sup> (Friday)	Set up for election 7:00 PM-9:00 PM Candidates Night – up to 10 minutes per candidate for presentation, followed by an informal meet and greet.
June 22 <sup>nd</sup> (Saturday)	8:00 AM: Annual Meeting Polls close 30 minutes after adjournment Vote tally Re-organizational Meeting - Elected and Incumbent Board of Directors

Star Valley Ranch Association  
2019 Election Calendar

- Director Moore made a motion to approve the 2019 Election Calendar as written. Chairman Denney seconded the motion. Motion passed unanimously.

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

The architectural Control Committee has received four new building permit applications. They are as follows:

A new home on Plat 21 Lot 45, located on, 249 Bonneville Drive.

A new home on Plat 22 Lot 53, located on, 72 South Forest Drive.

A new home on Plat 21 Lot 84, located on, 196 Bingham Drive.

A new home on Plat 16 Lot 31, located on, 905 Cedar Creek Drive. They have all been approved.

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

Well, in spite of all the snow, good things are happening on our SVRA Cedar Creek Center! Before you know it, spring will be in full gear, the snow will be melting and we will be able to watch as the construction of our new facility moves in to full swing. What a wonderful and exciting time for all of us. Hooray!

This week, ice and snow were removed from the site which allowed for the concrete slab of the garden level to be poured. Framers will be bustling around as soon as next week and the whole construction crew will have lots of work ahead of them in the coming months!

While the original completion date of the building was set for late spring/early summer of 2019, we are now expecting the project to be completed closer to mid-October 2019. This date, while pushed back because of unexpected circumstances, still allows us to move the Association offices in before next winter hits, as well as prepare the bar area for possible use throughout next winter. (Sorry for talking about next winter already...) It also gives us the opportunity to move the Pro Shop and Duffer's Bar facilities without disrupting summertime events that take place in the Barn area.

We are happy to answer any questions that we can about the building progress, as well as inform you of the different ideas we have for instituting a Capital Campaign to help with extras to be used in the new facility. If you have expertise in the field of helping to raise money for a good cause, please get in touch with our Association staff. We are looking for people who care, who want to get involved and who have great new ideas and energy. People who can help make a difference for our Association, as well as make a positive impact in the completion of our SVRA Cedar Creek Center.

Vice Chairman Blackman added that the builder will be blocking off the Association's private road up to the construction site to minimize traffic congestion. Vice Chairman Blackman also advised the public to stay out of the new building site in order to avoid injuries and building delays.

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

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

Assessments:

2009 Lawsuit through 2016: 24 Lots unpaid (1.19%).

2017 Assessment Status: 1981 Lots (98.26%) paid in full.

2018 Assessment Status: 1954 Lots (96.9%) paid in full.

2019 Assessment Status: 1404 Lots (69.64%) paid in full.

Reminder:

2019 Assessments are \$377.62 per lot. Assessments were due 2/28/2019 and considered late if not paid by 3/31/2019. If not paid by 3/31/19, interest on unpaid balance commences retroactive to 3/1/2019.

Business Activities:

An overview of SVRA Financials finds the February Gross Profit at 100.1% of budgeted levels and Total Expense at 96.9% of budget resulting in year-to-date Net ordinary income prior to depreciation at 101.1% of budgeted levels. The YTD cash assets (02/28/2019 Balance Sheet) Total \$1,273,807.03. The summary of the financials are, as always, available on the SVRA website.

Annual Audit:

David DeCoria and company have once again signed a three year agreement to continue providing Star Valley Ranch Association with the Annual Audit.

DCC&R Compliance: This month we have 2 active DCC&R Complaints, we have obtained judgments against each of the property and our attorney continues to research our next option.

Barn/Silo Redevelopment: Since the February Board meeting we have spent \$37,030.08 on the Cedar Creek Center.

Golf:

Ben is back to work and is busy getting ready for the upcoming season. In the spring, he prepares for tournaments, clinics, lessons, ordering merchandise, gathering tournament sponsors and more!

Golf Course Maintenance:

Kurt is happy to say that he has seen the light! Ernie and Kurt worked together this past month to install a window into Kurt's office, providing some much appreciated light. Kurt, Steve and James are now hard at work prepping equipment and readying supplies for the coming season.

Facilities:

This winter Ernie has been busy organizing and cleaning his shop. He has also been busy running through pool equipment and supplies to ensure that we are able to open the pool as soon as weather allows! Ernie plans on doing a small remodel on the barn men's restroom. This will include new paint, some new trim, and wood flooring. He is also looking at repairing the existing large fans and putting additional fans into the barn to help with those HOT summer days.

Winter 2018-19:

This winter Kurt and Ernie have worked together to maintain our ice rink, groomed trails and sledding hill this year. The ice skating rink is now closed for the season and the trails will no longer be groomed. This is due to Mother Nature. We are excited to see the continued use increase each year.

1. **Old Business:** None stated.
2. **New Business:** None stated
3. **For the Good of the Order:** None stated.
4. **Adjournment:**
  - Treasurer Thompson made a motion to adjourn.  
Director Combe seconded the motion.  
Motion passed unanimously at 7:20pm.

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Chairman Ron Denney

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Vice Chairman Mike Blackman

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Treasurer Donna Thompson

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Secretary Fran Moore

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Director George Toolson

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Director Marsha Combe

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Director Taylor Ellis