

**Annual Meeting  
June 26, 2010  
The Barn**

**In Attendance:**

Curtis Cheshier: Chairman  
Jere Kovach: Vice Chairman  
Ron Meeks: Secretary/Treasurer  
Jan Jonson: Director  
Gary Braun: Director  
Gayland Archibald: Director  
Paul Weber: Director  
Kirk Sessions: General Manager

The 2010 Annual Meeting was called to order at 8:05 am.

**Invocation:** Was Given by Chairman Curtis Cheshier

The Pledge of Allegiance was said by all present.  
The VFW presented the Colors.  
The SVR Singers performed patriotic songs.

**Reading of the Official Notice:** Sec/Tres Meeks read the following:

For clarification on the election and Annual Meeting procedures let me read the following from the By-laws.

*“Motions regarding new business will not be accepted from the floor. All motions and amendments with regards to new business must be submitted in writing to the Secretary of the Board of Directors ninety days prior to the meeting.”*

*“A quorum is a presence in person or by proxy of thirty percent of all members who are authorized to vote.”*

*“If the annual meeting is not held or if the Directors are not elected, the Directors may be elected at any special meeting of the Members held for that purpose. All Directors shall hold office until such time as successors can be elected. If any Director gives his resignation to the Board of Directors, the Board may appoint a successor to take office at such time that the resignation becomes effective”*

**Approval of Agenda**

**Vice-Chairman Kovach moved to adopt the agenda as written in the annual report.**

**Director Weber seconded the motion.**

**Vice-Chairman Kovach moved to move the Legal & Finance report to the top of reports.**

**Sec/Tres Meeks seconded the motion**

**Motion passed unanimously.**

**Reading of the Minutes of the June 27, 2009 Annual Meeting and Approval of the same:**

**Vice Chairman Kovach moved to approve the 2009 Annual Meeting minutes as written.**

**Director Jan Jonson seconded the motion.**

**Motion passed unanimously.**

**Statement of Quorum:** The following report was given by Election Committee Chairman Ron Mueller.

This year for a Quorum we need 552. As of 8:00 we reached the quorum, so it has been a great turnout. I want to thank the Election Committee and all of the Volunteers who have helped to make this year's election a success. We have a great group of volunteers around here and I feel the Board of Directors is probably the greatest group.

**Reports of Standing Committees:**

**Golf Committee:** The following report was given by Director Braun:

I'd like to first thank the 2009/2010 Golf Committee for the hard work, dedication and success we have had this last 12 months. One of our primary goals was to identify a financial baseline for the overall golf business. We then developed and implemented new strategies geared at getting the overall golf business out of the red and actually making a profit, a very lofty goal given the hard economic times, short season, and some really lousy wet springs the last two years.

The total expenses for Golf and Greens in 2009 was \$539,978

The total income for Golf and Greens in 2009 was \$509,199

The difference needing subsidized by Association members was just \$30,779 divided by 2016 lots = \$15.27 per lot. Most would say a very good investment. There were 19,920 rounds played in 2009 which is about a 10% decrease over 2008.

(The 2009-2010 golf committee included Myrna Archibald, Liz Beck, Sharon Chumley, Kathy Dietz, Lois Jantz, Bonnie Johnson, Randy King, Bob Lujan, Jean Madsen, Bob Manning, Korry Wheeler and Gary Braun.)

The Golf Committee has already met twice this year, identified a list of new goals for the 2010-2011 golf operations and reviewed the golf performance data to date. Through mid-June our overall golf rounds are down by 23% due to the rainy weather. Golf Pro shop sales however are slightly up primarily based on several golf carts Randy has sold. The weather in the last two weeks has also made a favorable turn allowing us to have many successful events including the Star Valley Hospital Tournament played here last Friday.

Today, Saturday, Property Owners Election Day, is free golf, free swimming and free tennis to our Association members and their immediate families. Please check out and enjoy this beautiful place, and see for yourself all the hard work so many people do to keep it this way.

**Greens Committee:** The following report was given by Director Archibald:

The Greens Committee started with meeting the newly hired Green Superintendent, Mr. Kurt Richmond. He was selected from many qualified candidates and hired by the Board of Directors. Before they could even get acquainted havoc broke out up Greens Canyon.

Spring started out rough for our new superintendent. He had barely got started work when the first major problem hit. Heavy spring run-off high up in Green Canyon washed out an existing dirt and rock bank. This caused heavy amounts of sand, dirt, gravel and rocks across to wash across our screen on the pipe we get irrigation water from.

This caused massive amount of dirt, sand and small rocks to be injected into the pipe and then flowing downstream. Down the canyon the pipe opens and dumps into a concrete house that is designed to remove this material before it continues down the pipe and the canyon. This de-sand house is about twenty feet deep to the bottom. However, the de-sanding house is now filled up with dirt and sand. It can no longer settle the heavier material out. SO the contaminated water continues down to a huge filter that was designed to remove this dirt. There was so much dirt now the filter is totally plugged and now no water is flowing below the filter house. The rain has stopped by now and the Golf Course is drying out and needs water bad. Time line was the last of June.

Kurt cleaned the filter several times a day. It would plug up again and stop the water. The problem upstream was found and then volunteers went to the top of the canyon and hand carried boulders and large rocks where the wash out was occurring. They "Hand Placed" each rock or boulder in the correct place to stop the dirt bank from caving in again. These volunteers saved the day. Then Kurt, employees and many volunteers spent days in the de-sanding house cleaning it out. They lifted buckets of sand out of the below ground level de-sanding house with a rope and pulley. There were two men in the pit and two men on top lifting and dumping these buckets of wet, heavy sand. This went on for several days; finally, it was cleaned out. Then we hired folks that installed the filter to help. They were able to fix the filter on the line to work as designed and get the water flowing again. Kurt removed and repaired several pressure relief valves to get the water to where it was needed. Then some of the sprinkler heads on the course were plugged and required fixing as they stopped working. They did not cause the major problems as they had up-stream, but required many man hours to correct the problems that started way up to the top of Green Canyon. I don't remember ever having a major problem like this before. By the Fourth of July things were up and running as planned.

Other problems that we ran into but I won't go into the details. Two greens damaged by vehicles driving across them and turning while spinning the tires. Flagstick being stolen and graffiti being spray painted in the common areas. A reward of \$1,000 was offered.

The Greens employees spend the summer mowing, trimming, and completing some projects to improve the looks and playing conditions of the course.

Kurt applied the fertilizer left in the shed from prior years and applied fertilizer again this year on all three nine hole courses. You can see the results as you play the course this year. The courses are in excellent shape this year as a result.

There were also two large projects that I would like to mention. The J.R. Simplot Company, Smoky Canyon Mine, donated two rolls of pond liner material so we could line the pond of #18 Fairway. They also provide two employees to help seal the liners together and assist our employees to pull it into place in the old pond. Estimated cost to the Association if we had to purchase this liner was over \$6,000. Thank Simplot. We are still hauling rocks to line the pond as time allows but it adds a nice touch to Cedar Creek and the finishing hole.

The other project that I would like to mention is that we took money that the golfers pay into the Trail Fee fund and use \$25,000 of the \$34,000 we took in to build new golf cart paths on the courses. The balance of this money goes into the Association General funds.

The Greens Committee selected the locations and bids were let. One asphalt path and three paths were constructed and are in use today. This adds value to our courses. Jeff Earl Concrete Company was the low bidder and the Greens Committee feels he did a great job.

There is a project now underway to complete several other paths also this year.

As my Board term expires today I would like to thank all the members of the Greens Committee and especially the many volunteers who came to our rescue several times. Volunteers also complete projects like digging up the past two year, over 1,000 pounds of the noxious weed, Dyer's Woad, and donated the money to the Ranch youth programs. They helped with dead, downed or wind-damaged trees. Cleaning the courses of hazards caused by the dead trees and branches. They help with building cart paths to keep the costs down and sprayed weeds and thistles. They also cleaned up after the mouse and vole damage and help when asked. A volunteer also paid to put the fountain back in the fish pond on the #8 Aspen Hills. Another volunteer also cleaned all the brush and mowed around the pond so you could enjoy the view over the lake.

Again thanks to all the volunteers involved.

And last but not least thanks to all the other board members I served with this year. I really don't think unless you've been there you'll ever know how much time is spent getting things done. A special BIG thank you to Curtis Cheshier, our Association President, for all his hard work keeping me and the others in line. I think we may have made a dent in where we want to go in the future even if we didn't all agree at all times. That completes the Greens Chairman report.

**DCC&R Revision Committee:** The following report was given by Joe Angelovic:

The DCC&R Revision Committee appreciates this opportunity to report on the task it has been charged with that is extremely important to the Association and its members. In June of 2008 the Board of Directors established the Committee and charged it with the following mission: *"to develop a plan for determining what changes in the DCC&Rs can receive 70% of the members' approval by July 1, 2011, and to develop a system for approval: to create the document, distribute it by Jan. 1, 2011, record results and report to the Board and the membership"*. Members of the committee are Don Baille, Kathy Daulton (Co-Chair), Larry Olsen, Carolyn Thacker and George Toolson. The job has been difficult and I want to thank them all for the dedication and perseverance they have shown to the project and their yeoman like work.

You may recognize much of what I am about to say as something you have heard or read previously but, if you will indulge me, I would like to take this opportunity to reiterate why this task is important, where we are to date, how we got there, what happens next and why we need your assistance.

**Why is this task important.** Once every 20 years the Star Valley Ranch Association has the opportunity to revise the DCC&Rs that were established to maintain the beauty, integrity and value of the properties at SVRA. The only attempt to revise them was unsuccessful 20 years ago. As a result, for the past 40 years, we have labored under some restrictions that have become outdated or irrelevant due to the changing demographics and lifestyle of our community. The opportunity to revise the DCC&Rs will be at hand again in 2011 and, while success can be achieved, it can only happen if everyone participates. ***We urge the entire membership to participate in this current endeavor because, should the attempt fail in 2011, the Star Valley Ranch Association will remain under the existing sets of DCC&Rs for another 20 years. The next opportunity to modify the current DCC&Rs would be 2031.***

**Where are we now and how did we get here?** The first thing the Committee did was to solicit input from the community through open meetings, email and written comments. The comments and suggestions were used to develop a survey

that was sent to all members in the fall of 2008. The survey noted sections of the DCC&Rs that had been recommended for change and listed options that had been suggested.

Nearly 600 survey responses were returned to the Committee. There was great interest in the process and a high consensus for change in some items, however, there was a range of opinion as to what the revisions should be. Some items on which there was marginal consensus remained important because comments indicated confusion about the DCC&R's meaning. ***After analyzing the returns and factoring in both the written and verbal comments, the Committee developed another survey in 2009 to further refine members' opinions and determine changes in the DCC&Rs that could receive 70% of the member's approval in 2011.***

The results of the 2009 DCC&R survey with 728 lots responding indicate that a 70% vote can be achieved on the following items:

- A uniform version of the DCC&Rs – 96% YES
- The size of vans and trucks – 90% YES
- Garages that meet modern needs – 89% YES
- Allowing auxiliary buildings - 87% YES
- Allowing a space on each lot for recreational vehicles – 78% YES

The results of two other important questions indicated a strong desire for change, but our community remained divided on the means so a final survey to resolve these two remaining issues was sent out this month. You should be receiving it soon if you have not already.

The deadline for the Committee's final decision-making is August, so please send your post card response today. You can return it through the mail or by fax to the SVRA Office or by emailing it to the DCC&R Revisions Committee's new email, [dccrwork@gmail.com](mailto:dccrwork@gmail.com).

**What happens next?** Once we compile all the data from your input, the final documents will be developed and sent to all members on January 1, 2011. They will contain the uniform version of the DCC&Rs showing all recommended revisions and a request for your approval that will be filed with the County prior to June 30, 2011 if a 70% approval is reached.

The DCC&R Revisions Committee appreciates that members have taken the time to seriously consider the need to update the DCC&Rs. Everyone's input will continue to be critical if we are to succeed. The Committee hopes that, for the sake of making progress, members will recognize that they may need to compromise on some issues in order to attain more important revisions. ***An essential element to bear in mind is that when a final revised version of the DCC&Rs is sent for approval in 2011 it must be approved in its entirety. It is not possible to select individual revisions. Either the entire document is approved or it is rejected.***

**Why we need your assistance.** Although the response to the surveys has been encouraging we will need almost double that number of approvals to revise the DCC&Rs. The largest hurdle we face is to get enough members to respond. A major part of this problem is keeping the database current so that each member can be contacted. Please let the office know your latest address, phone or cell phone number or email address so that you can be contacted. Unfortunately each lot that doesn't respond is the same as a vote to keep the outdated DCC&Rs we now have for another 20 years. It will take a concerted effort by the entire community to achieve the goal of updating the DCC&Rs.

We are going to need a lot of assistance if this endeavor is to succeed. From a random phone survey of members who didn't respond to the last survey the committee found that a follow-up call or notification would be a useful tool. Many who meant to reply had simply forgotten or misplaced the documents. This means that, after the January 1 mailing of the final documents and request for approval, we need to follow up with phone calls or personal visits to encourage members to respond.

So, if you believe it is important to revise the DCC&Rs and if you can contribute a little time, please volunteer to assist.

## **Legal & Finance Committee:**

The following report was given by Vice-Chairman Kovach:

### **LEGAL**

Over the past 12 months we have used legal counsel in two eminent domain actions and for the collection of delinquent assessments.

The first eminent domain action involved the sale to the Town of Star Valley Ranch of the SVRA lot with the maintenance building and the lot behind it. These lots are located at the corner of Vista and Vista West across from the current town hall building. The last payment on this transaction is due July 1, 2010.

The second eminent domain action involved the sale to the Town of Star Valley Ranch of the Green Canyon water tank owned by SVRA. The payment for the tank is due July 1, 2010.

At this time Al Redlin and the other council members of the Town of Star Valley Ranch presented a check for \$420,000 to Chairman Cheshier, as payment in full, for the Green Canyon water tank transaction.

## **FINANCE**

For the first time in three years, we have representatives of our current audit firm with us to discuss the previous year's financial statements. At this time I would like to introduce Wade Hirschi and Dave DeCoria of Hirschi DeCoria and Company. This is an auditing firm that specializes in auditing non-profit organizations and is headquartered here in Star Valley.

Wade Hirschi discussed the findings of the audit and made recommendations to the board and audience of suggested future actions to be taken to strengthen the financial component of SVRA. The auditors exited the meeting.

The question many people want to have answered is: "How is my assessment fee used?" Here is a comparison breakdown of the major 2008 and 2009 expenses by lot. The total dollar amounts for each category have been taken from the audited Financial Statement. The total expense dollars in each category have been divided by 2016, the number of assessed lots for each year.

| Expense Category       | 2009  | 2008  |
|------------------------|-------|-------|
| Administration Expense | \$197 | \$242 |
| Facilities Expense     | \$48  | \$72  |
| Golf Subsidy           | \$14  | \$80  |

The golf subsidy represents the excess of golf course expenses over golf course revenues.

## **House & Entertainment:**

Director Weber gave the following report:

We need to re-evaluate what members want to do with H&E support.

Unlike other committees the H&E members have developed products for sale to generate revenue.

We need to cut back on the number of functions with fewer volunteers offering to help do them.

## **Utilities:**

Chairman Cheshier gave the following report:

I would like to acknowledge the work of the SVRA staff over the past year.

I would like to announce the sale of the Green Canyon tank to the Town of Star Valley Ranch has been completed.

I would like to further advise that the alternate point of diversion project was ongoing to assure adequate water to irrigate both golf courses.

At the end of Mr. Cheshier's report the Town of Star Valley Ranch presented a check to the Association for the purchase of the Green Canyon Tank.

**Introduction of the Candidate for the Board of Directors:** Chairman Cheshier introduced the Candidates.

It is my honor to introduce all of the candidates for this year:

Kathy Daulton-3 year term

George Toolson-3 year term

**Call for nominations from the floor:**

There are no nominations from the floor.

**Announcements:**

Chairman Cheshier reminded everyone that the poles close ½ hour after the meeting adjourns.

Election results will be posted in the Barn and also the SVRA office. For those candidates that are elected there will be an organizational meeting Sunday, June 27, 2010 at the Library.

Tonight is the H & E Election Dinner. Seating times are at 5:30 and 6:30 PM. The Board will be cooking.

Vice-Chairman Kovach announced that it has been recommended that a CPA firm come to the SVRA office once a quarter and oversee the QuickBooks. There have been improved controls in the lounge. In 2008 there was a loss of \$50,000. In 2009 there was a profit of \$300. Management and staff not responsible and prior management kept own records and have concerns about accountability. Agreement on revenue but not on expenses. No documentation on revenue for 2008 or 2009. The ending inventory for 2009 and beginning inventory for 2010 has a correct count. The lounge is under control this year.

The new Cedar Creek Park sign is now hanging on the pool building.

Kathy Daulton reported that some members have not received the June mailing packets. This is due to mail forwarding. There are copies in the SVRA office for those who have not received their packets. There will be two meetings to go over the DCCR findings. They will be held July 15 and Aug 24 at 6:30 PM at the Town Hall.

There has been a committee developed to decide in the direction the Association wants to go with the buildings. They will be polling the membership for their input.

**Adjournment:**

**Director Archibald moved to adjourn the meeting.**

**Sect/Tres Meeks seconded the motion.**

**The motion passed unanimously.**

**The meeting was adjourned at 9:35 AM**