

,Star Valley Ranch Association

Board of Directors Meeting

April 18, 2009

9:00 AM

Library

In Attendance:

Dave Ward: Chairman (by phone)

Curtis Cheshier: Vice Chairman

Ron Meeks: Secretary/Treasurer

Carl Brown: Director

Kathy Dietz: Director (by phone)

Jan Jonson: Director

Wendy Straight: General Manager

Call to Order

The meeting was called to order at 9:00 AM by Vice Chairman Cheshier. Vice Chairman Cheshier stated that there was a quorum and called for the Pledge of Allegiance.

Adopt the Agenda

Vice Chairman Cheshier called for a motion to adopt the agenda for this meeting. Director Jonson requested to add to the agenda under Long Range Planning a motion for Capitol Improvement, a motion for Emergency Contingency Fund. Under New Business All fires Day.

Director Jonson moved to adopt the agenda as amended. Director Brown seconded the motion. The motion passes unanimously.

Approval of Minutes

Secretary/Treasurer Meeks moved to approve the March 2009 Board Meeting minutes.

Director Jonson seconded the motion.

The motion passes unanimously.

Vice Chairman Cheshier made a statement that there will be an Executive Session after the regular Board meeting.

Standing & Special Committee Reports

Chairman's Report: Chairman Ward Made the following report.

Chairman ward has spent time this month with the town of Star Valley & Mr. Sanderson working on the Eminent Domain action. Chairman ward gave a brief review of this action. The Town has filed a Civil Action with the Lincoln County district court to condemn the real property know as the SVRA Maintenance Facility which is currently under a lease/purchase agreement, and also the vacant lot. When the action was filed the Association had twenty days to respond. During that twenty day period the Town's attorney drafted a settlement agreement for condemnation. The attorney then presented this to Mr. Sanderson. Mr. Sanderson made a couple of changes and in turn sent it back to the town's attorney. We now have a stipulation that can go to the court that we are in agreement that the Association accepts the terms of the Eminent Domain, and the payment for that property at fair market value.

Architectural Committee: Mr. Elmer Beck gave the following report.

There is one new start this year to date.

DCCR Committee: Mr. Angelovic gave the following report.

All of the committee members are back on the Ranch and the committee met for a work session Thursday April 7th, 2009. Mr. Angelovic summarized what the committee's purpose was. The DCCR revision committee is charged first with developing a plan for determining what changes in the DDCR's might receive 70% of the Members approval by January 2012. We are to create a system for approval by creating a document and distributing it prior to July 2011, for signatures, record the results and report those results to the Board and the Membership.

From May to October of last year open committee meetings were held twice a month. The first half of each meeting was designated for the committee's organization and planning, the second half was used for input from members

concerning the DCCR's. Notes from all of the meetings are published on the Associations email as well as putting them on the website.

The committee used the input from all of these meetings to develop a DCCR revisions preliminary survey which was mailed to each member of the SVRA community. We had a 34% return which is 579 out of 1735 surveys. This an extraordinary return rate on a survey. The committee decided since this was an opinion survey, we didn't want the results to be skewed towards the opinions of members that owned a bunch of lots. The committee went through and sorted out to the best of their ability and sent a single survey form to the owner of the lots. This accounts for the discrepancy of the 2000 plus lots.

The committee met twice with the Associations lawyer to answers to question from members during the meetings and also to clarify procedures that we will need when we get ready to vote on the changes.

Questions from the members largely concerned were the DCCR continue to take precedence now that the Town government has been formed and town ordinances are being written. Remarks from the lawyer plus references from a variety of documents were published in a 2009 Annual Newsletter pages 14 & 15.

The work of the committee this year will be the use of the data received from the meetings and the survey to write the special papers on the various topics. These special papers will be incorporated into an educational packet that will be sent to all members this fall. The committee's current focus is to analyze the survey data interpret that data in light of the many comments both written and oral that were received, and graph the discussion papers. To this end most committee members would like the meetings to be work sessions instead of informative meetings.

All of the meetings will be announced and will still be open to interested parties, however so that the committee can accomplish their tasks the meetings will not be interactive with the audience. At the conclusion of the committees discussions if time remains comments from the audience will be entertained.

Vice Chairman Cheshier made the following comments. The DCCR committee meeting times are published and posted and are open to the public as are the Board of Directors work sessions. There is a workshop on the Friday before the Board Meeting, which takes place in the Library or another designated area that will be made available to you.

Election Committee: Secretary/Treasurer Meeks gave the following report.

The election committee had there first official meeting as the election committee April 16th. We have the candidate packets out there and there have been a few

picked up. There was some discussion at the Board workshop that there is some confusion regarding the Proxy, the secretaries proxy, & absentee ballot, so we decided that the committee will get the advice of the Association's attorney, so that we can put issue to rest in regards to whether we have to we have to change the name of the proxy or the ballot. We need a good legal opinion as how we perform our elections. Secretary/treasurer Meeks will have more on this subject for the May's Board meeting. The Election committee is still looking for a couple of people, if you are interested please contact the office.

Fence Committee: Vice Chairman Cheshier gave the following report.

We have not officially met yet since we have not officially recognized the committee. We have met twice informally and have the committee is close to what they would like to recommend to the Board. Mrs. Daulton has helped the committee quite a bit with the results of the DCCR committee findings. We hope to have the recommendations to present at the May Board meeting. We need to work with the Architectural committee as well as the DCCR committee so that we are not stepping on our own feet.

House & Entertainment Committee: Director Weber gave the following report.

Normally we have the H & E committee meeting the Tuesday before the Board Meeting but this month, due to a number of people being away for a number of reasons the meeting was postponed until the 21st. Anyone who wants to come to the meeting is welcome to do so it is held in the Library at 10:00.

We do have one issue to discuss today in regards to the Gaudy Maude festival and its relationship to the House & Entertainment Committee and the Board and also sharing an ad with Gaudy Maude. Gaudy Maude is a separate entity from H & E; it is not an Association function although it is very intertwined. Most of the volunteers for Gaudy Maude are also on the H & E committee. It's a separate entity for many reasons and we have discussed this both within the Board and the H & E committee and with Gaudy Maude. Most of the reasons have to do with liability issues. Both the Town and the Association have donated to Gaudy Maude and will continue to do so in other ways.

The entire Balloon Festival is to bring attention to what our Town, and Association is doing for the greater Star Valley. Gaudy Maude has asked to share 1/3 of the ad for the summer edition in the Star Valley Independent along with the Association & the Town. Director Weber recommends that the Board approves this. There will be no money out for the Association, and at no cost to the Association.

Discussion from the floor.

JC Colley: "I am Co-Chair of the Gaudy Maude committee and have sat on the H & E committee for several years and the statement that the Gaudy Maude does not fall under the H & E committee comes as a shock

to me. When we set the date aside and started coordinating this event it was discussed. I have always been under the assumption that the Gaudy Maude was under the H & E. I think everyone on the committee always assumed that it was a social function under H & E. House and Entertainment has been doing some fundraisers planned hoping that some of that money will go to help us with some of our expenses."

Director Weber: "H & E is doing a lot for Gaudy Maude, but you have your own funding and accounts and that was another reason that this was kept in that relationship. That doesn't mean that the H & E and the Association doesn't support the Gaudy Maude and the Balloon festival any less. We are still giving the support and man hours and people sharing that we can."

JC Colley: "Is there a reason that this does not come under House and Entertainment?"

Vice Chairman Curtis: "I went back and found the letter that you had addressed to us in September of 2008. You had asked the Association to match a \$10,000.00 grant or gift from the Town. In the letter it was never mentioned that this was a part of the House & Entertainment committee. It was an assumption and this was part of a house keeping matter that we discussed in last night in the workshop. We need to have a clear understanding about this portion of it. The Balloon Festival needs to be a separate entity all on its own. So that if I fall out of this balloon at this festival I don't get to sue this Board or the Ranch or this Association. That's why it needs to be a separate entity and have its own bank account."

JC Colley: "Each Balloonist are required by law to carry a \$1000,000.00 liability insurance, and we require that they send proof of the insurance to us."

Vice Chairman Cheshier: "It was my point that the Balloon festival set its self up as a separate entity so that it stood on its own from insurance and everything else, because we know that the Balloons is not the only opportunity that a person will have to get injured. There are other things that might come up like someone messing up someone's property or parking on their lot."

JC Colley: "We advertised as the Gaudy Maude Festival & Hot Air Balloon Rally, so what do we need as a community to do to separate those?"

Vice Chairman Cheshier: "Set your self up as a foundation or a Non Profit Organization."

JC Colley: "We do have our Non Profit Status already."

Vice Chairman Cheshier: "You are recognized by the State of Wyoming as a separate entity then." That's what we are talking about, that we are not sitting here saying that this Board, this Association is not putting on a Balloon Rally and more that the Town of Star Valley Ranch is because we're not. We are assisting; we are donating money towards a Non Profit Organization that has asked us for money."

JC Colley: "When this all started we went to the Town and to the Board and asked about Liability, because we are going to lot owners and asking them to let us use them as parking spaces. We were told that the Town has insurance and the Association has insurance. Do we now have to get our own two day Liability insurance policy?"

Director Jonson: "Dave didn't you talk with our attorney and Mr. Sanderson said that we were covered just as if we had any other function on the Ranch?"

Chairman Ward: "I have spoken with our insurance carrier, Gaudy Maude will have to pursue there own policy for the Balloon Rally and anything having to do with that so that the Association is not responsible for that. I was also told that since it's on our property with our facilities involved that we are adequately covered incase of an injury as a result of anything having to do with our facilities."

Director Jonson: "The Balloonist are insured so that's taken care of correct, we don't have a problem there?"

Chairman Ward: "That was my understanding and that was the Mayors understanding as well."

Secretary/Treasurer Meeks: "I personally think on this issue, I was also under the impression that it was a separate entity when we chose to donate the money in the very beginning. I can understand JC misunderstanding, the confusion and miscommunication, my ultimate goal is that I would love to see this be successful. I think that throwing this out in April, we are slapping ourselves in the face for the success of this. I personally think that if it has to fall under H & E for this year with the understanding that next year that it is a separate entity or festival, I think that this would be ok in my opinion."

Chairman Ward: "did I hear JC say that they have been accepted as a separate Non Profit?"

Secretary/Treasurer Meeks: "Yes"

Chairman Ward: "The Gaudy Maude has a separate classification separate from the Association. We are arguing about something that does not have an impact on what's going to happen. They are a separate entity and they will continue to work through the H & E committee. I guess I don't see what the conflict is here."

Director Dietz: "I think that from the very beginning we were told that this is going to be a separate entity and we would not be responsible for any deficit in terms of funds at the end. We would not be responsible for making up any financial differences. That's one of the things I think that we have to protect ourselves as an Association against."

JC Colley: "I understood from the very beginning that we got \$10,000.00 from the Association and \$10,000.00 from the Town and that was one time seed money donation. We're watching our funds very, very closely there will not be any difference in those funds that anyone will have to pay."

Director Brown: "I understand that it is not the intent of the Gaudy Maude people to incur more bills that you can pay. But in the end, in the heat of battle things don't always end up that way. I have worked on a number of volunteer projects where we found that well thought out magnificent budgets ended up sinking like a rock. It happens sometimes like a new business start up where you have to through money at it for two or three years before it starts to make money. I share Kathy's concern also. We talked about the personal injury liability and how the Balloonist has their policy and the Ranch has our policy to cover us for that. The financial liability is something that concerns me, however remote the possibility is that goes towards Gaudy Maude functioning as its own entity rather than being a function of the Ranch. Another point I would like to make regarding the insurance and personal liability issues is we have heard from our attorney that we have liability to cover any kind of things that come up on our property. Now I'm hearing that the Gaudy Maude people are asking private property owners to use their property. I would suggest that nothing in our insurance policy covers something that happened if someone gets hurt on private property that you guys have borrowed from somebody else. You might consider that as a loophole in the insurance aspect of it. The final point is that as you go forward it may actually help in the liability aspect of it if you are a separate entity that identifies itself very clearly as a separate entity, you may find that there are fundraising opportunities that a separate entity has access to that for what ever reason the Association might not have access to. If Gaudy Maude was part of the Association did the Town give \$10,000.00 to the Association or did you give it to a third entity? I don't have an answer to that question but those are my thoughts on the conversation"

Mayor Siddoway: "I would highly recommend that you have joint meeting with your insurance agent and Star Valley Ranch Association and the Gaudy Maude Festival. There are some holes and the idea of protecting your self and protecting the whole event will probably need to be discussed."

Director Weber: "I would just like to wrap it all up; I think I speak for the whole Board here. I think the entire Board is united in support of Gaudy Maude and what you're doing and all of the work you're putting in. We're united on supporting you in what ever way we can. Monetarily we've given to you already, but if you need something or some help in other ways such as Moving, things or painting something, or what ever I hope you know that you can come to the Board or H & E for help we are all untied in support of this. This is for the good of us all. The only reason this discussion was brought up is so that everyone knows the reasons for the way things are separated. Anything that comes up even financial, if you get down the road here and you hit a brick wall, we can always call an emergency session of the Board and we will do that, I just wanted to let you know we are all united in support for the good of us all."

Secretary/Treasure Meeks: "I think we need to like into a price."

Director Weber: "We are not putting any money into the ad; this is a shared ad that is going in anyway what ever it costs, we are donating inches."

Director Brown: "This is money that the Association would have spent anyway?"

Director Weber: "yes"

Vice Chairman Cheshier: "To catch you up on what we are discussing, in the local paper there will be an insert that will talk about things to do in the summer in the valley. A one page ad will be shared by the Town and the Association. Its been requested that the Town and the Association give a portion of this ad to Gaudy Maude, so that it all appears together and it is quite obvious that both entities are supporting the third. Last night we talked about as a Board and as an Association we are not out to give money to the ad itself because little league came to us a while back and we declined to give them money because it not up to us to spend your money on things like that. But I think the point he's making is that we are buying the ad either way.

Director Weber moved that we agree to share one third of the space of the Newspaper insert with Gaudy Maude Committee.

Director Jonson seconded the Motion.

The motion carries unanimously.

Long Range Planning Committee: John Daulton gave the following report.

Last month I reported on the Long Range Planning Committee's progress on reaching the third stage of the Long Range Plan which is the financial portion of it. We are now ready today to ask for a motion so that we can finalize that particular portion of the plan and put it into the Long Range Plan itself.

Here is a bit of the background. Where this came from was last fall representatives 3 to 4 of us were attending all of the Finance Committee Meetings. We worked with them to come up with some suggestions for what a Capitol Improvement plan framework would look like. The out come of that was the 2008 Finance committee's report which contained three essential ingredients of a Capitol Improvement plan framework.

First of all it said that we should have a six to ten year lulling, which means that each year you move it on out anther year design. Each individual project should consider three elements, the element of planning, design, and construction. An example of that would be the potential Barn and Silo project. You would say that in 2009 we would do the planning of that, and that is actually being done now with the application through the town for a structural engineering report. If that project would not be granted then we would have to go back and fund that project ourselves so that we could get some foundations for the structural side of our options of what to do. The design portion of it would be that in 2010 it would

be looking at some of these options and getting an architectural firm to come aboard and start doing some cost projections then we get some pretty solid information. Then from 2011 and beyond would be the actual construction portion of the project. That is the essential ingredient of this framework. The second thing they said is that we need to have some predicable source of funding tentatively put down for each of those years when we do this multi year plan.

Therefore they recommended that the Long Range Capitol Improvement Plan included some target funds for the exclusive use for capitol improvements, and the Finance Committee recommended that amount be \$200,000.00 a year. This doesn't lock the Association into this amount; it gives us that proper foundation so that we can do a proper long range plan. At this meeting I am asking for a motion from the Board to establish a capitol improvement plan framework to move us to this next step.

Director Jonson moved that the Board of Directors establish a Long Range Capitol Improvement Plan and further move that the targeted yearly funding for this plan be \$200,000.00 per year.

Chairman Ward seconded the motion.

There was some discussion from the floor.

Secretary/Treasurer Meeks: "I would just like to point out that the key word here is targeted, if we can't meet it so be it, this is just saying we're going to try."

Motion carries unanimously.

Director Jonson moved that the Board of Directors designate \$200,000.00 to the Long Range Capitol Improvement Plan for 2009.

Chairman Ward seconded the motion.

There was some discussion from the floor.

Director Brown: "Should we clarify where the money is coming from?" "To clarify the money that we are allocating today for capitol improvements in the future isn't based on what we think is going to happen financially for 2009. This is based on solid bookkeeping. This is based on an accurate understanding of how 2008 went that we have closed it out, all the money has been collected that we are going to collect, and all of the bills have been paid. There is an amount of money left over at the end. The money that we are talking about is the money we have left over from the previous year. That's pretty much how we've always done capitol funding; I would suspect that's how it's done in general. We are not talking about allocating money that we may or may not get in the future; we are talking about allocating money that exists today."

John Daulton: "it is my understanding from listening to the financial report on this is that amount of money came from as we are updating, upgrading, revising, all of these old restricted funds. Within those amounts there were some funds earmarked for capitol improvements. We are finally being able to move them over and get them out of the restricted funds category."

Secretary/Treasurer Meeks: "just to clarify, we didn't really have a Financial Committee report. Thank you to Gene and Finance Committee, Wendy and Joyce, they have been working really hard this winter correcting miss posted errors, going back as far as 2004 surprisingly. The point is they have got it clean up and we are on the right track, it looks excellent. This is money that was out there that was designated, some of it from ten to fifteen years ago that's already been paid and completed but never taken out of General Ledgers. It's now been identified and moved back to the general fund where it needs to be because that's where it was paid out of. Basically they have been working very hard to clean up our balance sheet. The big thing about that is that this was stuff that was delegated for other projects that have been completed and paid and it was still sitting on our balance sheet. We do not want to show a profit as a Non Profit organization and we want to correct that in making it into a capitol budget to improve our infrastructure move forward."

Gary Braun: "I understand the one time carry over from the 2008 and that's a good thing but this is for 2009 capitol planning, so the money we are getting from the Town from the Emanate Domain sale, that's not part of this, is it?"

Secretary/Treasurer Meeks: "we have not received that money yet, we won't discuss that money until a later time."

Gary Braun: "Could we also discuss that at a later time?"

Vice Chairman Cheshier: "Both at a later time and later on the agenda."

Secretary/Treasurer Meeks: "We didn't want to talk about money we do not have yet."

Gary Braun: "When do we get that money?"

Vice Chairman Cheshier: "We get a portion at close, \$32,000.00, and then we get another portion on July 15th, 2009, and we get another portion on July 15th, 2010."

Director Brown: "Were we talking last night about leaving this number not concrete and defining it at this point? Because you want to make sure the budget is a wash for Non Profit purposes. At the end of the meeting today we wanted to take what ever budget excesses we have and neutralize it. So what we wanted to do was take \$200,000.00 later on in the meeting for the Emergency Contingency Fund and then any other monies that would turn out to be excesses which we think would be about \$200,000.00 that amount is what we wanted to put into capitol."

Vice Chairman Cheshier: "what he is alluding to is the fact that what Gene and the others have come up with is that there is \$407,000.00 left over as of December 31, 2008. We didn't discuss what to do with the \$7,000.00. "

Secretary/Treasurer Meeks: "The other thing that Gene brought up last night is that there are one or two other designated accounts still sitting out there that is in process, so that this number may increase by about a total of another \$15,000.00. We don't know yet because these are the items that are in suspense because they are still being researched, all of them in 2008."

John Daulton: "Would it be possible for you to just leave it at \$200,000.00, and then when we find out what's left make another motion on that?"

Vice Chairman Cheshier: "We really don't know what that number is Carl so let's stick with the \$200,000.00 figure."

Director Brown: "We will do a separate allocation when that balance is defined?"

Secretary/Treasurer Meeks: "We know for a fact that it's \$400,000.00."

Vice Chairman Cheshier reminded everyone that there is a motion and a second that we fund the Capitol Improvement with \$200,000.00 left over from the December 31, 2008 budget.

He called for a vote on the motion.

Motion carries unanimously.

General Managers Report: General manager Wendy Straight gave the following report.

Financial Report:

The 2009 assessments were due to the Association by March 31. As of April 16, 2009 we have collected \$548,777.60 of our 2009 assessments. (673,010 = \$125,000 = 374 members.

I have copies of our Profit and Loss for March 2009. The office works on accrual basis but I have been asked for cash reports. As always, members are always welcomed to set up an appointment with me to review the financials.

We are down to a total of 57 past due assessments that have not paid or not responded to our attorneys collection letter. Of the 57 past due, three are in foreclosure and for a total amount of \$29,880.70.

Administration Report:

We have already received large amount of employment applications and will be able to staff all departments for the summer.

Our Point of Sale System, with the dedication of our golf pro, Randy King, is 90% up to speed. I wanted a better reporting system in place for our inventory control, coding our cost of sales and to connect the system to our accounting department which saves a lot of administrative staff time.

If you have not been receiving emails from the Association, please call the office and give us your address. The new email newsletter called The Bugle will be launched on May 4. The Bugle will be emailed once a week in the summer and twice a month in the winter. We do not give out your email address and anyone not interested in receiving The Bugle can simply go to the bottom of the page to cancel.

Snowmobiling on the ranch has come to a close.

Long Range Planning: (to finish) John Daulton concluded his report.

One last thing now is we have our framework; we now have some targeted money going out into the future. We have \$200,000.00 in the 2009 Capitol funds to do. We now need to have a workshop where we present the Long Range Planning Committee's projects like this to the Board. I will work with Wendy and coming up with an itinerary for a workshop. I have some documentation that I will share with the board such as the Recreation Report, the Facilities Report, the Landscaping Report, Common Areas Report that I doubt you have a copy of. I will get copies of these reports to you.

Old Business:

Chairman Ward reported on the Eminent Domain.

I wanted to discuss real briefly the stipulation of the agreement we have between the Association and the Town of Star Valley Ranch. In this agreement we have the description of the property being condemned. One is the Maintenance property and the other being Plat 10 Lot 56 that adjoins that property. It discusses further down the payment for this property.

I wanted to briefly cover that portion of the agreement. In a real purchase agreement with the Town \$350,000.00 for this mixed property, one being a one and $\frac{3}{4}$ acre lot with a building and a yard. They have paid thus far \$72000.00 to the Association for the lease of that property. Plat 10 Lot 56 was appraised by a professional appraiser for \$42,000.00. The purchase amount will be \$320,000.00; this is the balance on the maintenance property from the lease/purchase, and the \$42,000.00 from the assessed value of the lot. The town, because of financial restriction has built into this agreement a payment schedule for the \$320,000.00 balance. That will be \$32,000.00 at closing, and then \$144,000.00 to be paid on July 15, 2009 and \$144,000.00 to be paid on July 15th, 2010.

Chairman Ward moved that the Star Valley Ranch Association Board of Directors accept the offer of settlement from the Town of Star Valley Ranch Wyoming as contained and described in the stipulation to judgment condemning real property; The Board believes that this is in the best interest of the Association to accept the offer of settlement so as to avoid costs of litigation in a matter that would eventually be decided in favor of the town. The Board is of the opinion that the amounts offered by the town, for the property to be condemned, are reasonable and within the fair market value of the properties.

The motion was seconded by Director Brown

The motion carries unanimously.

Director Brown moved that the Board authorize Chairman of the Board David Ward to sign the stipulation to Judgment Condemning Real Property representing the Star Valley Ranch Association.

Director Jonson Seconded the motion.

The motion carries unanimously.

Chairman Ward requests that once this has been approved by the Board and is valid would like this to be posted on the Association web site.

Mayor Siddoway; "I would like to make an official statement. I would like to say thank you very much to everybody. These kinds of processes are for the benefit to all members whether you own a lot and live in New York City or Living here in the Town full time or somewhere in between. These processes we are using the laws of the land to help us orchestrate and get this property changed, reclassified, so that we can continue with the improvements of the Town. This has been a real time critical situation. We are starting a new road project that in the last council meeting we approved the conceptual design, as soon as the snow is gone we will come in with the surveyors and the elevations and that front road will be Vista Drive. We are going to take the corner of Vista Drive and Vista West will come up almost up to the first intersection. It also has a curve in it that you can't see ahead of time, so what we want to do is straighten the road out so it is safer. I want to thank all of you for doing this, we appreciate it very much, thank you for your cooperation."

New Business:

General Manager Straight thanked John Daulton for his time; he has donated a lot of time working on the Policy Manual.

General Manager Straight made the following request.

The first thing we need to do is to delete some of the Policies that no longer apply, they are as follows.

- Voluntary Dog tag policy (Jan. 24, 04)
- Ranch House rental (OP manual)
- Trash Collection (OP manual)
- Connections to SVR Association Water Systems (OP manual)
- Water Systems Operation (OP manual)
- Architectural Control (OP manual)
- Lincoln County Requirements (OP manual)
- SVRA requirements (OP manual)
- Adoption of Uniform Building Code (UBC)(OP manual)
- Citations (OP manual)

- Use restrictions (Op manual)
- Electrical Requirements (OP manual)
- Telephone Requirements (OP manual)

Policies that have been updated or deleted and are now found in the latest version of the Architectural requirements passed by the BOD at the March 21, 2009 meeting.

- Refund deposit
- SVRA contractor fine schedule
- Construction requirements and architectural control
- Disclaimer policy-Architectural Building plan permit request
- Permit Visibility

Director Brown moved that we remove these policies as listed from the current policy manual.

Director Weber seconded the motion.

Some discussion from the floor:

Mark Michael: "You said something regarding citations what is meant by that?"

John Daulton: "most of those were architectural regulations, there were also some fines given for speeding and such."

Mark Michael: "Who will take over that?"

John Daulton: "The sheriff and the Town will take over the architectural regulations."

Gary Braun: "The town now has that through the ordinances, we integrated what that Ranch had with what the Town now has. We still have DCCR's and enforcement issues, and I am worried that somewhere in one of our remaining policies there might be something that we have overlooked that is still needed. "

John Daulton: "what I have done was to go back to January of 2004, went through all of the minutes and pulled out all of the motions that were policy like. I went through the Operations Manual and the Architectural regulations. We are in the process of sifting through all of that, the ones I listed now all have ordinances to cover those."

Kathy Daulton: "Are the 2004 Architectural documents that you are removing, is that because there is a more current one?"

Vice Chairman Cheshier: stated that there is a more current regulation for that.

John Daulton: "I would like to ask that the items be listed in the Minutes to make them more identifiable if we need to go back and check the minutes in the future."

Director Brown: "Most of these based on just their name what they were addressing it is obvious that they are obsolete. There were a couple of these I have a question about and could somebody give me a

thumbnail sketch of what these are about? They are the Water System Operation, we know that we are not directly responsible for providing culinary water any more but do we have any need to maintain any kind of operation as a contingency should the town need to use some of our water? Our agreement stipulates that the Association provide raw water and the town turns it into culinary water, so what all is covered in the Water Systems?’

General Manager Wendy Straight: “Hook up to water mains will be made by those employees authorized by the Star Valley Ranch Association. It also talks about back filling and repairing road ways. It talks about obtaining a work order from the property owner requesting service prior to construction.”

Director Brown: “So that all has to do with water hook up?”

General Manager: “yes”

John Daulton: “your question is well taken, I think that once we clean this thing up then the next step is to go through and do just what you’re kind of asking. What are some of the policies that we need to make that are more up to date and specific to our current conditions.”

Director Brown: “Lincoln County Requirements, is that Building Code regulations?”

General Manager Wendy Straight: “that talks about construction, insurance for the permits to remain valid.”

Director Brown: “so it talks about new construction and regulation of that.”

General Manager Straight: “Yes”

Director Brown: “SVRA Requirements, does that have to do with new construction also?”

John Daulton: “A lot of these are just service requirements such as Lower Valley provides service, sort of innocuous.”

Director Brown: “What about the Use Restrictions is that for use of private lots?”

John Daulton: “the use restrictions are something that have been updated by the Architectural Committee, Page 3 of there packet they have an updated version of those use restrictions.”

Director Brown: “that’s pertaining to allowable uses for a lot?”

John Daulton: “I can look that up and get it to you. These are policies; we can redo it if needed.”

Director Brown: “I would rather take a couple of extra minutes here and not create holes that we don’t need.

General Manager Straight: “We will get that policy to you for review.”

Director Brown: “Electrical use I assume is that Lower Valley again provides that, so everything in my mind has been adequately answered except for the Use Restriction one, it probably should go but since no one can really tell me what it is I would like to remove it from the list at this time and move forward.”

Director Brown amended the motion to remove the Use Restriction line item from the list of policies to be removed.

Director Weber seconded the amended motion.

The motion carries unanimously.

Emergency Contingency Fund:

Vice Chairman Cheshier stated that under the amended agenda we have added a motion to create an Emergency Contingency Fund.

Director Jonson moved that the Board of Directors designate \$200,000.00 to an Emergency Contingency Fund, which can only be accessed with Board approval.

Secretary/Treasurer Meeks seconded the motion.

Discussion from the floor:

Director Brown: "to clarify this money is coming from residual funds from the 2008 budget."

Vice Chairman Cheshier: "this is not money we are targeting or hoping to get but its money in hand now."

Motion carries unanimously.

All Fires Day: Ed Koch made the following comments.

May first is going to be designated as Silver Star Banner Day. We were approached by the Silver Star Banner Association to make a donation which we did as a Town. We are purchasing a flag that will be flying under the American Flag at the front entrance. Silver Star Banner Day is to honor all current and past serving veterans and their families. If you see a red, white and blue with a single star in the window of a home that is a Silver Star banner. This is an annual event on May 1st.

June 6th is designated as All Fires Day. We were approached to be part of this year's regional fire training exercise. This is for the entire Ranch area. There will be approximately 200 firefighters and their equipment. They will be lighting off some controlled burns in the forest area behind the Ranch. They are trying to have it zeroed in between Prater and Green Canyon. They will light some fires and or smoke bombs in this area to simulate a moving fire. They will send out crews from a staging area to "fight" these fires. There will be helicopters with people repelling out of them; they will also be doing some water drops. We will be looking for voluntary evacuations from folks that live along the tree line. They want to have some concerned citizens to come down to ask what is going on. They would like to test their sprinkler system one of the ways they do this is to set sprinklers over the house and would like volunteers to have their houses sprinkled. The fire department will have two teams going around and doing fire wise assessments, they will swap information and training them in how to fill out the forms with the information which they will share with the home owner. The staging area will be at the Maintenance yard and the command center will be at the airport frontage. The people will be contracting with Cedar Creek Grill for catering; this will be an opportunity for us to make some money as well. At the

airport also they will set up a couple of wrecked cars for the EMT's and emergency extraction. This is a great opportunity if someone has small kids or even the big kids who like this kind of thing it will be fun to observe and learn.

Discussion from the floor:

General Manager Wendy Straight: "if anyone knows someone who has a family member who is over seas in the service please let me know, I am trying to gather a list of names to send them letters from the Association. We would like to make sure to thank them for their service."

Director Jonson: "We as the Association need to let the members know what is happening that day so they are aware, as several do not attend meetings."

Vice Chairman Cheshier: "I would like to back up for a minute and talk about the Emanate Domain to clarify the money we should receive by July 15th. Our July Board Meeting will be on the 18th and that is when we will address what we will do with that money."

For the Good of the Order:

No comments from the floor.

Adjournment

Director Weber moved to adjourn the meeting.

Director Jonson seconded the motion.

The motion carries unanimously.

Meeting adjourned at 10:38 AM

Chairman Dave Ward

Vice Chairman Curtis Cheshier

Secretary/Treasurer Rom Meeks

Director Carl Brown

Director Kathy Dietz

Director Jan Jonson

Director Paul Weber