

Star Valley Ranch Association
Board of Directors Meeting
August 22, 2009
9:00 AM Barn

Attendance

Attendance:

Curtis Cheshier: Chairman
Jere Kovach: Vice Chairman
Gayland Archibald: Director
Gary Braun: Director
Jan Jonson: Director
Paul Weber: Director

By Phone:

Ron Meeks: Secretary/Treasurer

Call to order:

Chairman Cheshier called the meeting to order at 9:00 am. Chairman Cheshier stated that there was a Quorum and called for the Pledge of Allegiance.

1. Adopt Agenda:

Vice Chairman Kovach moved to adopt the agenda.

Director Braun seconded the Motion.

Motion carries unanimously.

Chairman Cheshier called for any changes to the agenda.

Director Jonson requested to add under #5 Old Business letter C. Green Canyon Tank.

Director Braun requested to add under #6 New Business letter G. SVRA Community Recreation Committee.

Chairman Cheshier called for a motion to adopt the agenda as amended.

Vice Chairman Kovach moved to adopt the agenda as amended.

Director Braun seconded the motion.

The motion carries unanimously.

2. Approval of Minutes:

Chairman Cheshier called for a motion to approve the July 2009 Board of Director's Minutes.

Secretary/Treasurer Meeks moved to adopt the Minutes as written.

Director Jonson seconded the motion.

Motion Carries unanimously.

3. Standing & Special Committee Reports

Chairman's Report: Chairman Cheshire gave the following report.

I have attended several meeting in the last few days all of which were informative and helpful; your Board is working for you. We have seen several good things this summer; hopefully we will see good reports with good numbers coming out.

Finance & Legal Report: Vice Chairman Kovach gave the following report.

The Legal and Finance committee met on 8/3 and 8/17. We worked on finalizing the time line for drafting future budgets. Our goal is to present the BOD our recommendations so that they can approve future budgets at their scheduled October meetings.

We are continuing to develop precise definitions for our various financial budgets and funding programs. Our goal is to present a draft policy on budgeting, funding, and banking to the board within the next two months.

The committee studied the Greens budget for 2010 as developed by Curt Richmond and presented by Jim Vandel. This was a very thorough and detailed budget. The committee would like to see this budget layout used by all the managers as they finalize their budgets.

The committee discussed their concerns with the current financial reporting. We look forward to working with Kathy Schooner, the proposed new bookkeeper, to develop a more organized and scheduled reporting system.

For the next few weeks the committee will meet every Monday at 3:00 pm in the library. We will continue this schedule until we have the proposed 2010 budget ready to present to the BOD.

We have received the resignation letter from Bob Benzley. We previously had received the resignation of Boyd Gee. We wish to publicly thank Bob and Boyd for all the time they spent working with the committee. At this time I move that Ray Hanck be appointed as a member of the Legal and Finance Committee.

With this confirmation the Legal and Finance committee is constituted as follows:

Jere Kovach, Chairman, Gene Root, Vice Chairman, Jim Vandel,
Secretary, Ron Stucki, Ray Hanck

Vice Chairman Kovach moved to add Ray Hanck to the Legal & Finance Committee.

Director Jonson seconded the motion.

The motion carries unanimously.

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

We had a short meeting this month. I would like to invite everyone to attend the Comedy Night on the Ranch Saturday August 29th Cooking with Marge is the name of the show; she is very funny with some adult humor. Tickets are \$15.00 a person. The show dinner starts at 5:30 with a cocktail hour and dinner at 6:30 and the show starting at 8:00. Tickets are available at the SVRA office.

Golf Committee: Director Braun gave the following report.

Late July and August are our busiest months on the golf course. The number of individual rounds is down from 15,882 to 14,784. This decrease reflects fewer rounds played by members, the rain in May and June and also the downturn in the local economy. However, on the positive side the total dollars for these rounds are only down from \$165,608 to \$165,021. This indicates that more rounds are being played by non-members. We also have hosted outside groups that added \$4,282 to our greens fees in addition to the above totals. We are currently ahead of our forecasted budget for greens fees thanks to these groups and outside players.

Pro shop sales are down on big ticket items this year reflecting the slow economy. We will be holding a fall sale on September 8th and 9th to move merchandise and prepare for the 2010 season. The pro shop has sold \$71K, YTD, with about \$30K outstanding in tournament holdings/credit which will expire Oct 31st, 2009. The total Pro shop sales 2009 target budget is \$130K. We are currently projecting Pro shop sales to be 10% under estimated annual sales.

Membership season passes are down 20% this year due to illnesses, deaths, the economy, and a few golfers that have moved out of the area, however daily green fees are making up much of the difference. (\$70K has been taken in YTD for season passes with a budget target of \$90K. This is about 20 season passes different).

A number of major golf events were held over the last 30 days. The larger events were the Annual Member Guest Tournament which brought in \$12,000 to the golf business, and the Annual Maverick Tournament which brought in \$7,000 to the golf business.

Several large golf tournaments remain; the Mr. and Mrs. Golf tournament is going on now, and the Mens Club Championship the end of August.

The golf committee would like to encourage you all to get out and enjoy the upcoming fall golf season. Your golf course is in the best shape it has been in for many years.

Greens Committee: Director Archibald gave the following report.

During our Greens meeting on July 15th the Greens Committee approved removal of the old Asphalt cart path near #17 Green. Tree roots growing through the asphalt have destroyed this path. A concrete path 150 feet long 6 feet wide and 4 inches thick has replaced the old path. High strength fiber was used to help prevent future frost and root damage. This is the first concrete path ever on the Ranch. The Asphalt path on number Seven Tee has also been completed. Three other golf cart paths are scheduled for construction next month. Bids will be accepted for construction as soon as Spec's are completed. All will be concrete construction and six foot wide.

It should be noted that Ranch Association members who own golf carts pay annual fees to use their carts on the course. This year to date, July 31st, 2009 we have collected \$29,500 dollars in member paid path fees. We will use \$25,000 of capitol funds for path construction. The balance paid in to the cart fund will be returned to the Association general fund.

Last week the 150-mil poly liner for the pond on #18 fairway was installed. This liner was donated by the J.R. Simplot Company, Smoky Canyon Phosphate mine. Value of the liner is over \$6000. The Simplot Company also hauled the liner to us. Then they provided the equipment and employees to help with the installation. This is part of a project to install a fountain in this pond for course decoration. Due to the rocky soil in this area the pond would not hold water and had sat empty for several years. It was be landscaped and completed shortly. Thanks Simplot Co.

Warm weather and wind has caused some drying on the golf course. Kurt Richmond, the head greens keeper and his staff are working hard to maintain the playable condition of the golf courses. This year LVI has taken back all of the water they have let us use in earlier years. The new water systems on both courses have let us keep the course in the best ever playing condition. Golfers can help us with the problem by staying on the cart paths where provide and not drive carts into the dry areas. Cooler Weather and shorter days will completely solve the current problem.

Utilities: Chairman Cheshire gave the following report

The Board and my self have worked quite closely with Steve Wanacott with Advanced Engineering and he has been quite helpful with several items. I have spoken with Jay Henderson who is in charge of the water control in this area. He made some suggestions; we have an estimate from the engineer of some items that we need to take care of. The Stewarts have begun to take more water for there Golf Course and it will continually increase. There has been some concern about how much we are or are not allowed to take. Without good metering devices that's difficult to say what is happening. So in lieu of everyone putting a

meter up there the Association is going to put a meter on the inbound side. We already have a meter on the outbound side, we will take the inbound reading and subtract the outbound reading and we have a good idea of how much water is going to the different people using the tank. Then based on those numbers we can go back to Mr. Henderson and comment on how the water rights are being shared and are things being shared equally as we have suspected.

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

The figures are still the same with 2 new starts and a total of 953. We have had several roof and deck extensions, and a few new garages.

Long Range Planning Committee: Committee Chair Chuck Hewins gave the following report.

The Long Range Planning Committee has many projects that we are working on. The active ones right now are the recreational vehicle storage, the Barn/Silo/ office architectural study, the Barn/Silo capital improvement plan, the year round multipurpose pool building expansion, capital budgets and funding which we are doing this with the Legal & Finance Committee, the DCCR revision plan, and a new project the implementation of the Recreational program which is a new Committee. From Long Range Planning we have no requests, or Board actions this week.

DCCR Revision Committee: Committee Chair Joe Angelovic gave the following report. The DCC&R Revision Committee is in the final stages of completing the Educational packet and 2009 Survey that will go to all lot owners of the Association. We anticipate sending it out in mid September. The packet is designed to further refine the input received from the 2008 survey and the written and verbal comments the Committee received from the members. It will contain discussion papers on eight possible modifications to the DCC&Rs. Each paper contains results of the 2008 survey, a discussion derived from the data plus the comments received and the committee's recommendation. The 2008 survey taught us that fewer rather than more options on a given subject are more likely to get us near the required 70 percent approval so, with the exception of two responses, members will be asked for an up or down vote.

Another thing that will be different this time is we are going to impose a time limit for responses. Returns trickled in for a long time on the first survey, in fact one came in this week, but we must move faster from now on. We recently found out that the final document must be approved and recorded by July 1, 2011 instead of the January 1, 2012 date we thought was the deadline.

We know there is great interest in the possibility of revising the DCC&Rs and everything in this mailing is designed to bring more people into the process. In

addition to asking for opinions on possible revisions some of the material is instructional and designed to get more participation. For example, approximately 10% of the responses to the 2008 survey indicated misunderstandings about the purpose and validity of the DCC&Rs. Because it is essential that all members participate if we are to succeed in making any revisions to the DCC&Rs the Committee did some research and has included a clarification of these issues. It is our firm belief that we can only get the necessary response when the membership is fully informed and understands that, **if we don't succeed in revising the DCC&Rs this time we will have the same ones in place for another 20 years.**

We hope to also include the Enforcement Policy in this mailing. The policy would be a valuable addition to our process and should increase participation because one of the primary reasons given for not participating is "Why should I take part? The DCC&Rs are not enforced." By including it the entire membership will be informed about the Enforcement policy because our mailing will go to all lot owners plus, a single mailing containing both the policy and our educational packet, will save money for the Association.

This mailing will be crucial to determining which options have a chance of garnering the 70% approval required. If it appears that it is not possible to reach a consensus on any given modification it will be necessary to drop that suggested change because **when a final revised version of the DCC&Rs is sent for approval it must be approved in its entirety. If any part is rejected the entire document is rejected.**

4. General Manager's Report: General Manager Wendy Straight was not present to give the report.

5. Old Business

Fish Pond Update: Vern Bloxham gave the following report.

I would like to thank everyone who donated to this project. It has been a struggle to get fish in the pond. We tried to get them from the Star Valley Trout Farm but the fish were condemned. The Wyoming Fish and Game do not permit Snake River Rainbows in the waters. I have been working with supervisor Bob Gibson of the Jackson Hole Wyoming Fish & Game. I told him the problems we were having and he said that there is no place around here to buy fish not Wyoming or Idaho. There is a place however in Colorado that we can get fish. I had a conversation with Mr. Gibson and he said he could get us the fish for free. On June 28 we dump 500 fish in the pond. The fish were small, between 6-8 inches, and the pond has a lot of fresh water shrimp so the fish are not hungry enough to take any bait.

I have a list of everyone who donated, so if you would like your money back I will see that you get it. There is \$850.00 in the account and the money will carry

over to next year to purchase fish. I will be able to purchase fish from Grace Idaho, and they will be between a half and three quarter pounds and we should be able to get 350 of them for \$1,000.

The Board thanked Mr. Bloxham for all of his hard work and effort in getting fish in the pond.

DCCR Enforcement: Mr. Hopper presented the following statement.

Star Valley Ranch Association Board of Directors' E-mail

I was pleased to see the e-mail the Board of Directors sent to all of us on August 13th, titled SVRA DCCR.

They reaffirmed that we must all abide by the DCC&Rs – that we signed legal documents to comply with the DCC&Rs when we bought our property – that compliance is mandatory and cannot be waived - and that the DCC&Rs apply equally to every property owner.

They acknowledge that they have a legal and fiduciary responsibility to uphold and enforce the DCC&Rs - that the responsibility is specified in the Star Valley Ranch Association Articles of Incorporation and the Code of Conduct for the SVRA Board - and that responsibility has been affirmed by the Association attorney and the Wyoming Supreme Court.

The Board also stated that they have received a “ground swell of complaints” about property owners who do not comply with the DCC&Rs and that they have received numerous requests to enforce compliance. They stated that they will now investigate and respond to written complaints about violations.

The board stated that they are committed to maintaining the beauty, integrity, and value of the properties in our community thru DCC&R enforcement.

My initial enthusiasm for the e-mail lessened considerably when I remembered that the same information was sent to the membership in a letter signed by then Board Chairman Joe Angelovic on September 17, 2007 – almost 2 years ago. Some of the terminology was even the same. Essentially we have been spinning our wheels for the last 2 years and doing nothing to enforce the DCC&Rs – even though the Board has been receiving, as the letter stated, “a ground-swell of complaints and requests for the Association to enforce the DCC&Rs.”

The bottom line is that the Board has not acted on complaints and enforcement requests from members for the past two years, and considerably longer.

I do hope, based on last week's e-mail, that the Board is now serious about enforcing the DCC&Rs and not just giving it lip service.

The words in the Board's e-mail about the Supreme Court, though, did peak my curiosity and I started doing some research regarding the DCC&Rs. I'm no attorney, but I do know how to read, and some of the reading was very interesting and enlightening.

In Star Valley Ranch Association v. Arychuk, the Wyoming Supreme Court wrote that the DCC&Rs

Are contractual in nature and they are to be interpreted, and...enforced, according to principles of contract law.

To me this reemphasizes what the Board said in its e-mail: the DCC&Rs are a contract - and we all must comply with the contract we agreed to when we bought our property - or compliance can be enforced.

Again, in VOLUME 1, ISSUE 2, of the document THE VOICE, which is the OFFICIAL VOICE OF THE SVRA, the Board stated, and I quote:

"There is and has been an on going controversy regarding our declaration of codes, covenants, and restrictions...the DCCR's. As you recognize, these "rules" were originally established to protect our property values and aesthetics of our community by providing guidelines. When we purchased our property we agreed to honor and abide by these "rules." All property owners are required to comply for the benefit of all..." unquote

In Goglio v. Star Valley Ranch Association, the Wyoming Supreme Court stated, and I quote:

"Leisure Valley organized the Association as a nonprofit corporation for the benefit of the lot owners to enforce the DCCRs and to own, manage, and maintain the common area, which consists of the property acquired by the Association for the common use and enjoyment of the members." Unquote

I repeat...the Association was organized to enforce the DCC&Rs...and...I did not see anywhere that it said to enforce the DCC&Rs only if there is a written complaint.

On July 19, 2008, the BOARD OF DIRECTORS adopted a document called CODE OF CONDUCT, Board of Directors, Committee Members & General Manager STAR VALLEY RANCH ASSOCIATION, which states, and I quote:

"Board Members, Committee Members and the General Manager serve the Members and hold office for the benefit

of the Members. They are bound to uphold the Articles of the Incorporation, Declaration of Covenants, Conditions, and Restrictions for Star Valley Ranch and Federal, State and Local Laws, and to carry out impartially the By-Laws, policies and procedures of the Association, and thus to foster respect for all activities of the Association. They are bound to observe in their official acts the highest standards of morality and to discharge faithfully the duties of their office regardless of personal considerations, recognizing that the Members' interest must be their primary concern. Their conduct in both their official and private affairs should be above reproach."

And

"Violation of any provision of this Code of Conduct should raise conscientious questions for a Board Member as to whether voluntary resignation or other action is indicated to promote the best interests of the Association. Violations may result in submitting to the membership for vote the question of removal of the violator from the Board of Directors." unquote

Again, in THE VOICE, the board stated: quote

"Board's Position on DCCR's"

"The Board's duty is to see that the DCCR's are enforced; a disregard for enforcement by the Board is, in fact, a dereliction of duty as prescribed by the Association By-laws, Articles of Incorporation, and Code of Conduct." unquote

I emphasize - Board disregard for DCC&R enforcement is a dereliction of duty

A particular concern of mine has been enforcement of DCC&R, ARTICLE VIII, particularly,

Section 10. No boats, trailers, campers, house trailers, vans or trucks larger than one-half ton capacity shall be parked or stored upon the roadways and streets of the property or in the driveways of any lot or upon the portion of any lot which is visible from said street and roadway.

It is a concern because I wanted a motor home, boat, 4-wheeler, car or utility trailer, and other "toys" to enjoy in my retirement. Since I couldn't store them openly on my lot because of the DCC&R restriction, I spent a

considerable amount of money to build an RV garage to comply with the DCC&Rs.

After expending the money to comply, it became obvious to me that the Board was not enforcing this DCC&R restriction. You can look around the area now and see a lot of violations of this DCC&R provision.

Enforcement

It is my understanding is that the Association Attorney's advice to the Board is that they must enforce the DCC&Rs and that they must enforce all DCC&R provisions equally. What does that mean? To me it means:

1. The Board must enforce DCC&R Article VIII, Section 10 restrictions on parking or storing boats, trailers, campers, house trailers, etc., with the same effort and attention as they do enforcing Article VII provisions related to Architectural Control of buildings and other construction.
2. The Board must enforce DCC&R Article VIII, Section 10 restrictions on parking or storing boats, trailers, campers, house trailers, etc., with the same effort and attention as they do enforcing DCC&R Article V provisions relative to setting and charging fees for use of recreational facilities and other common areas.
3. The Board must enforce DCC&R Article VIII, Section 10 restrictions on parking or storing boats, trailers, campers, house trailers, etc., with the same effort and attention as they do enforcing DCC&R Article VI, provisions relative to setting and collecting annual assessments.

The Board pro-actively and energetically enforces DCC&R provisions regarding Architectural Control, collection of fees for recreational activities, and collecting the annual assessment. There is no requirement for a member to make a formal, written complaint before they enforce these provisions. Since they are enforced automatically, all the other DCC&R provisions must be enforced automatically, and with equal enthusiasm, effort, and energy.

Curtis Cheshier, Chairman of the Board, Star Valley Ranch Association

When I addressed the Section 10 enforcement issue with Chairman Cheshier in early July, he advised me that:

1. He is violating the DCC&Rs provision by parking a motor home on his property- meaning - he is not complying with the contract he entered into when he bought his property- the contract to comply with the DCC&Rs.

2. He is doing so to make a “statement” about DDC&R enforcement.
3. He has not signed acknowledgement of the Standards of Conduct adopted by the Board on July 19, 2008 because he is in violation of the DCC&Rs.
4. He is not enforcing the DCC&Rs even on himself - even though, as a member of the Board, he is legally responsible for enforcing the DCC&Rs for all lot owners – for you and for me. I would venture to say that he would actively seek all legal remedies available to enforce a contract made with his mechanical company if the customer refused to comply with the contract - ie, pay him for his work. A contract is a contract – including the one we all made to comply with the DCC&Rs.

He subsequently made these same admissions again before me, before other members of the association, and before all of the members of the Board. And, as I quoted earlier, his admissions are what the SVRA Board of Directors, including then Vice Chairman Cheshier, characterized as dereliction of duty.

His admission is also a violation of the Code of Conduct mentioned earlier. And Chairman Cheshier, himself expressed the position that a “violation of any provision of this Code of Conduct should raise conscientious questions for a Board Member as to whether voluntary resignation or other action is indicated to promote the best interests of the Association.”

Why do I say that he, himself, expressed that opinion? Because the Code of Conduct was adopted by the Board on July 19, 2008, ostensibly by vote of the Board members, and Wyoming Statute 17-19-824(a) says, “If a quorum is present when a vote is taken, the affirmative vote of a majority of the directors present is the act of the board...”

What does that statutory reference mean? To me it means the same as if there was a unanimous vote on the issue...or...that each and every individual Board member personally expressed the position that resignation should be a conscientious question for violation of the Code of Conduct.

His admissions then are self-declared evidence of dereliction of duty and of violation of the Code of Conduct. Consequently, I now ask that he formally resign from his position on the Board for the good of the Association, effective immediately.

Removal Vote

And, if he does not resign, I challenge the other Directors of the Board to give more than lip service to DCC&R enforcement. I ask that they reaffirm their commitment to fulfilling their legal responsibility to uphold and

enforce the DCC&Rs, a responsibility which they acknowledged in their August 13th e-mail, and which was clearly defined for them by the Wyoming Supreme Court, by voting to remove Chairman Cheshier from office under authority of Article IX, Section 4 of the Association By-Laws.

Current and Annotated BY-LAWS of STAR VALLEY RANCH ASSOCIATION as of 4/13/01

ARTICLE IX, OFFICERS AND COMMITTEES

“Section 4. Any officer may be removed, either with or without cause, by the vote of a majority of all of the Directors then in office at any regular or special meeting of the Board at which a quorum is present.”

(Hold in case needed) Section 1. Officers. The officers shall be a Chairman, a Vice Chairman, a Secretary, and a Treasurer, which officers shall be elected by and hold office at the pleasure of the Board of Directors. Each of the officers shall be a member of the Board of Directors. Any two or more of such offices, except those of Chairman and Secretary, may be held by the same person.

Chairman Cheshier, do you resign? If not, I ask for an immediate Board vote on removal.

There was discussion from the floor regarding the DCCR enforcement and the responsibility of the Board of Directors in how to enforce them. The discussion included the wording of the documents; the DCCR's themselves and the fairness or unfairness of them and the ability of the Association to enforce them because of the numerous amounts of infractions of them.

Chairman Cheshier responded to Mr. Hooper's statements against him and stated that it was his conscientious decision to not resign his position as Chairman of the Board of Directors of Star Valley Ranch Association.

Chairman Cheshier addressed the Board and stated that there is been a Member who has requested that someone from the Board make a motion to remove him from the Chairman's position as well as the Board of Directors and he would entertain a motion to that effect if any Director so wishes.

There was no motion made from the Board of Directors.

Green Canyon Tank: Chairman Cheshier gave the following information.

As many of you know The Town of Star Valley Ranch has requested to purchase the Green Canyon Tank. They hired an engineer who reported back to the Town which was made available to the Association. The Town made an offer to the Board. The Board hired their own engineer to assess the tanks value. There was a discussion between the Chairman, the Mayor, and both engineers. We feel like have come to an agreement that both engineers can support in front of the WWDC which is the Water Control Board. The Town has made an official offer of \$420,000.00 for the purchase of the Green Canyon Tank. This offer comes with 4 contingencies that have to be met.

Director Archibald made the motion to accept the Town offer to purchase the Green Canyon Tank for the price of \$ 420,000.00 and the Board signs the Letter of Agreement with the Town.

Director Braun seconded the motion.

There was some discussion.

Chairman Cheshier made the following clarifications

There are 4 contingencies to the sale

1. The WWDC has to approve it.
2. The Wyoming Senate approves it.
3. They have to approve the grant match, which is one third-two third match, the state is two thirds and the town is one third.
4. The town and the Association agree to add a purchase option to our existing lease reflecting the fair market value.

When this takes place the Town will Eminent Domain this land which will release it from the DCCR's.

There was discussion regarding what the Town leases from the Association regarding the tank and land around it. The discussion went into the reasons the town didn't take the tank from the beginning, the DCCR's and the reasons for the Eminent Domain. The discussion continued with how the Fair Market Value was established and what the money from the sale will be used for.

Chairman Cheshier called for a vote on the motion on the floor.

Director Archibald amended the motion to read to accept the Town offer for the Green Canyon Tank for the amount of \$420,000.00 the established Fair Market Value.

Director Braun Seconded the amended motion.

Motion carries unanimously.

6. New Business

Community Park (Cedar Creek Park) Sign: Director Braun made the following information.

There was a Member who passed in 2004 and the family donated money that has been sitting in a memorial fund since. The proposal was made from the family that we put up a Community Park sign by the pool building to identify that area as a park. We as a Board have been looking at this proposal for two months, a design has been sketched and size has been considered along with the new Town sign ordinance. The sign has been changed to read Cedar Creek Park and it will be maintenance free, twelve feet at the bottom and the top has the SVRA logo.

Director Braun made a motion that the SVRA Board of Directors approve the Cedar Creek Park sign that will be installed at no cost to the Association and installed in the next month or two at Cedar Creek Park.

Vice Chairman Kovach seconded the motion.

Motion carries unanimously.

New Accounting Employee-Contracted: Vice Chairman Kovach gave the following information.

Joyce Icardo has resigned her position. We have chosen a new bookkeeper for the office at this time.

Vice Chairman Kovach motioned to accept the Employment of Kathy Schooner who will be a Contracted Employee of the Association to be the bookkeeper for SVRA.

Director Jonson seconded the motion.

Motion carries unanimously.

Finance Committee: Vice Chairman Kovach gave the following information.

The finance committee is working on the 2010 budget. Though Mr. Vandel we have asked for an assessment round figure to use for our draft budget that will be presented to the Board to be further refined. We are not asking at this time to set the 2010 Assessments but a target amount to start at.

The Board of Directors recommended to the Finance Committee to use \$334.00 as the amount to start with.

BOD Meeting in the Town Hall – Starting September 2009 Meeting: Director Braun gave the following information.

One of the things we have available to us is the use of the New Town Hall meeting room. It has been a struggle every year especially in the winter to use the Library for our BOD Meetings because it is very hard to get in and out of the

parking lot. It is equally hard to use the Barn because of the Acoustics it is very hard to hear. The Town will waive the normal rental fee and only charge the Association an \$80.00 cleaning deposit.

Director Braun motioned that the Association move the Monthly Board of Directors Meeting to the Town Hall at the cost of \$80.00 for a cleaning deposit starting with the September meeting.

Director Jonson seconded the Motion.

Motion carries unanimously.

SVRA Memorial Recognition Area: Director Braun gave the following information.

As I mentioned at the last Board meeting we had a Memorial Committee which consisted of all of the other committees on the Ranch, Donna Bell who designed the Memorial and Robbie Robinson who made the plaques.

Director Braun motioned the SVRA Board of Directors approve a Memorial Recognition Wall Area for its deceased members. This area will be constructed west of number 9 green at Aspen Hill and East of the old swimming pool area. This Memorial will be self supporting and require "NO" funds from the Association. The existing draft policy and procedure documents will be revised to reflect the changes and an artist's picture of the Memorial will be included in the document. I further move that effective immediately, all future Memorial Recognition requests other than the Memorial Wall area described above be disapproved with two exceptions.

- 1. the Cedar Creek Park sign currently being fabricated**
- 2. The installation of the two Gazebos purchased several years ago and still being stored in the Aspen Hills Cart Barn.**

Vice Chairman Kovach seconded the motion.

Director Archibald requested that the Board have time to go to the area and view where this will be placed. He felt he has not had enough time to look over this proposal.

Director Weber agreed with Director Archibald and stated that he is very visual and would like a chance to go and see the area also.

Secretary/Treasurer Meeks stated that with no disrespect intended but it's starting to get the feel of a cemetery. There are memorials over the Ranch now and I don't think we are a cemetery district.

Directors Braun and Weber both stated that this is not a cemetery but small name plates with dates on it and it will focus all of the memorials into one area.

Director Jonson motioned to table this motion until the next Board Meeting in September.

Review Plan for the Associations' 6 major activities: Director Braun gave the following information.

We have 6 activities with the Liquor Store being one of them and as a Board we are elected to do the best job we can and if we are doing our job we need to periodically reviewing each one of those in detail. Take the Bar for instance if the bar is making us money great if not then we need to think about if we want to stay in that business. We need to review every piece of the business and evaluate it accordingly. So once a month starting in September I propose that we take one activity or business and go over it with the supervisor and really look at how they are doing.

Those 6 activities are:

1. the Bar
2. the Liquor store
3. Golf & greens
4. Pool & facility rentals
5. Tennis
6. Administration

SVRA Community Recreation Committee: Director Braun gave the following information.

About 70% of our members are not golfers. There are a lot of activities that are going on and it's called community recreation.

Director Braun motioned the SVRA Board of Directors approve the formation of a SVRA Community Recreation Committee. This Committee will report to the board of Directors and work with Association members and inter-face with the Town of Star Valley Ranch on community recreation issues.

Vice Chairman Kovach seconded the motion.

There was some discussion on whether this could be a subcommittee under house and entertainment and what they will be working on. It was stated that they will need to be there own committee because of the nature of their work is not entertainment for social activities but the recreation committee is looking at publicly promoting the recreational aspects of the Ranch both winter and summer.

Motion carries with Director. Archibald abstaining.

7. For the Good of the Order:

At this time the discussion from the floor included Mr. Cheshier's response to Mr. Hopper's statements.

The discussion went on to include people's feelings regarding the DCCR's and the enforcement of them, with both sides of the issue being heard from. There were several opinions and ideas regarding this issue the discussion went on for quite a while and would be too long to include each individually in this report.

8. Adjournment: Meeting adjourned at 11:30.

Chairman Curtis Cheshier

Vice Chairman Jere Kovach

Secretary/Treasurer Rom Meeks

Director Gayland Archibald

Director Gary Braun

Director Jan Jonson

Director Paul Weber