

Star Valley Ranch Association
Board of Directors Meeting
January 16, 2010
9:00 AM Town Hall

Attendance

Attendance:

Curtis Cheshier: Chairman
Jere Kovach: Vice Chairman
Ron Meeks: Sec/Treas
Gayland Archibald: Director via phone
Gary Braun: Director
Jan Jonson: Director
Paul Weber: Director

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:

Sec/Tres Meeks moved to adopt the agenda.
Director Braun seconded the Motion.
Motion carries unanimously.

2. Approval of Minutes:

Sec/Tres Meeks moved to accept the minutes from November meeting as read.
Director Braun seconded the Motion.
Motion carries unanimously.

3. Standing & Special Committee Reports

Chairman's Report: Chairman Cheshier gave his report under Old Business.

Finance & Legal Report: Vice Chairman Kovach gave the following report:
The Finance & Legal Committee has not met since October. The Finance & Legal Committee is still working on reconciling the accounts from 2009. Finance & Legal Committee is concerned with the final balance numbers. There has been a lot of turmoil in management. We will be starting with fresh balances for

2010 while the committee finalizes the 2009 accounts. We have new auditors, new bookkeeper and hope that 2010 will be better.

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

Due to the economy we have had only 2 homes built this year. We now have 953 homes built on the Ranch. We have had many permits for detached garages.

Golf Committee: Director Braun gave the following report:

The Golf Committee will not have any meetings until May. The Golf & Greens are combined on the Profit & Loss Report. There was a loss of \$12,000.00 last year in golf. There was a member subsidy of just \$12,000 from your 2009 Home Owner Assessment fees in 2009 for the total golf business.

Greens Committee: Director Archibald gave the following report via phone:

As both golf courses are closed for the winter the next Greens Committee meeting will not be held until May 2010 there are a few things to report however.

Greens Supervisor, Kurt Richmond is working on completing an inventory of all existing chemicals used on the golf courses. Several of these chemicals are currently not being used. However with a current inventory update he can make plans for using these older products next summer. This inventory and the plans need to be completed before he purchases new chemicals for use next year.

Kurt is also preparing a complete inventory of all of the Greens equipment. This includes all lease equipment and equipment we now own. The lease on a lot of the John Deere equipment will come due next January 2011 and this will give the board a chance to prepare for replacing or purchasing new greens equipment. Kurt has also prepared a PowerPoint presentation and Excel spreadsheet and the inventory shows nearly 100 pieces of equipment. This will also be used to update the Ranches Insurance Policy. Only 30 pieces are now documented on the Wells Fargo insurance.

Other ongoing projects this month include rebuilding many of the Water System Pressure Relief valves. As this has not been done for several years now the hard water buildup cause pressure fluctuation both up and down. Rebuilding kits will also be in installed to update these PRV valves to a good working condition and prevent problems next year. The necessary parts have been ordered for three Valves.

I would like to remind all of the snow machine operators to please respect the Greens on the golf course. In the past damage has been done by operating these machines on the Greens and removing the protective snow cover or

packing down the snow into ice. Both of these problems cause snow mold problems and dead spots on the greens next spring.

Kurt is getting ready for spring and will be geared up and raring to go as soon as the snow melts. So far it looks to be another good year.

This completes my Greens report.

House & Entertainment Report: Director Weber gave the following report: The House & Entertainment Committee is busy making arts & crafts for the upcoming Arts & Craft Fair to be held in conjunction with the Gaudy Maude Festival in August. If anyone is interested in helping put things together get in contact with Paul Weber.

Utilities: No report given.

Long Range Planning Committee: No report given.

DCCR Revision Committee: No report given.

4. General Manager's Report: No report given.

5. Old Business: Chairman Cheshier gave the following report:

1. Fence Policy: The Board is reviewing the fence policy.

2. Water: Steve Wonacott is to work on the water. There is to be a concrete enclosure put over the water line before the Sandbox. Scherbel Surveyors will also be working on the project. Scherbel Surveyors will be attending the next Water Board meeting in April.

3. Fuel Tank updates.

The two new fuel tanks have now been installed at the Greens Maintenance shop. One tank for diesel and one tank will contain gasoline. Larry Kangus, An Electrical contractor has been hired and is now installing conduit and the necessary wiring to the tanks. He is also updating some wiring in the shop and installing a 220-volt line from the shop electrical box to service the pumps in the new tanks. After an electrical safety inspection the tanks will be filled and put in service. Then the old tanks will be removed.

As this work is being completed the Electrician is also installing the electrical wiring for the new exhaust fans in the shop. As no equipment is being operated in the shop the fans will not be necessary until spring. This fan wiring is been done as his time allows.

4. The General Manager position has been filled by Kirk Sessions. There were 40 resumes submitted for this position and 7 were interviewed.

5. Board Workshops are held on the 1st and 3rd Tuesdays of each month. The meeting will be moved to Wednesday or Thursday when in conflict with the Town Council meeting. This happens maybe three times per year.

6. The Board recognized the need for a 12 month facility for member use and that the condition of the Silo, Barn and Office buildings are well beyond their life expectancies without significant upgrades or replacement. The Board teamed with the Town council and Mayor late last fall to meet with a 5 person team of representatives from State and Federal agencies to explore and discuss options available to both the Association and town for possible grant funding.

Bottom line, as a non profit home owners association we are "not" eligible for any existing program grant funding. There are however options available to us by transferring facility ownership over to the town for a minimum of 5 years.

The Board has identified a small taskforce consisting of representation from the Board, Town and the Associations' Long Range Planning Committee to evaluate all options from do nothing to upgrade existing facilities, to total demolition and construction of a new facility/facilities. The Barn/Silo is the taskforces only task at this time. The Board has also written a "white paper" that defines this taskforces mission, team composition and some suggested options to be evaluated. Monthly taskforce updates will be given at monthly board meetings.

This "

white paper" is also attached to these minutes for your info.

6. New Business:

Director Jonson moved to have the Utilities (Account # 7920.12) be entered as \$0.00 on the budget. There was \$4000.00 in the account

Director Braun seconded the motion

Motion carries unanimously.

7. Good of the Order:

Director Jonson announced that there was a clinic in Alpine that was issuing flu shots at a reduced rate for any senior citizen.

Jack Hughes brought to the Board of Directors attention the need to change DCC&R restrictions.

8. Adjournment:

**Director Jonson moved to adjourn the meeting.
Director Braun seconded the motion.
Motion passed unanimously.**

The meeting was adjourned at 10:05 AM

Chairman Curtis Cheshier

Vice Chairman Jere Kovach

Secretary/Treasurer Ron Meeks

Director Gayland Archibald

Director Gary Braun

Director Jan Jonson

Director Paul Weber