

Star Valley Ranch Association
Minutes of
Board of Directors Meeting
January 17, 2009
9:00 AM
Library

In Attendance

Dave Ward: Chairman

Ron Meeks: Secretary Treasurer

Paul Weber: Director

Jan Jonson: Director (by phone)

Kathy Dietz: Director (by phone)

Carl Brown: Director (came late)

Wendy Straight: General Manager

Call to Order

The meeting was called to order at 9:02 AM by Chairman Ward. Chairman Ward made the statement that there was a quorum and called for the Pledge of Allegiance.

Adopt the Agenda

Chairman Ward called for a motion to adopt the agenda for this meeting.

Secretary Treasurer Meeks made a motion to adopt the agenda as written. Director Weber seconded the Motion. The motion passed unanimously.

Approve Minutes

The October 11, 2008 Board Minutes were approved by email and published but the Board will make that approval today in this open meeting.

Chairman Ward called for any changes to be made to these minutes, hearing none

Chairman Ward stated the minutes stand approved as corrected.

The November 15, 2008 Minutes are not ready to be approved at this time due to technical difficulty with the tape recorder. They will be adopted at a later meeting.

The Standing Committee Reports

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

Chairman Ward along with other directors and the General Manager participated in a joint meeting with the Mayor and Town Council and Town Planning and Zoning board. The Topic of this meeting was Planning Essentials: The Future of the Town of Star Valley Ranch. The purpose was to develop a concept to direct and guide development and growth for our community. This is a proactive approach to getting out ahead of development and improving property values, quality of life and those kinds of issues. This meeting was 10 hours over a 2 day period; the number one priority is to establish a community planning area for the Town of Star Valley Ranch. Our area of influence assigned by the county is relatively small compared the surrounding communities. The Town and Association are trying to expand our area of influence which is called an overlay to be appropriate to what the other communities have. This will have to be approved by the County Board of Commissioners. Chairman Ward thanked the Town for being proactive in this matter and including the Association in this process.

The Board met with the Town Council the previous evening in an open meeting to discuss eminent domain for the acquisition of the property at the intersection of Vista and Vista West which includes one residential lot, plat 10 lot 56, and the green canyon tank and the lot that it's on. This is still in its early stages and only being discussed at this point, both Attorneys were attendance to council us in the direction to take.

The executive meeting of the Board of Directors was held last night for the purpose of discussing the position of Greens Superintendent which is open at this time. Dave Ward, Wendy Straight, and Randy King interviewed 3 highly qualified candidates with Ron Meeks sitting in on one of the interviews on Wednesday January 14th. Two of these candidates really stood out and we are in negotiations with them to determine

salary and benefit package to fill this position. We hope to have this position filled by the middle of February.

House and Entertainment Committee: General Manager Wendy Straight gave the following report.

Starting in February the committee members will start working on craft items to be sold at the Holiday Bizarre. This is a fund raiser for the House and Entertainment Committee and any one interested in helping will be welcome. They are asking for volunteers to invite friends and neighbors to join a committee, just call the office for further information.

December 14th and 15th, 2009 will be the Lights of Christmas Celebration on the Ranch. More information will be available in the coming months; everyone is encouraged to thinking of their outside decorations for the 2009 Christmas Season as this will be a two day event. There will be an open house at the Office where there will be a display of over 200 pieces to a village that was handcrafted. We are encouraging people to open there homes for viewing and participating in the decorating contest.

Volunteers are needed for the Gaudy Maude Celebration. Volunteers can sign up for 2 hour shift or help with set up the day before, or join the committee to get involved. Information regarding the Gaudy Maude Celebration will be on the web site.

There was some discussion on how great the House and Entertainment is and to please volunteer as they have never been more active as this year. Mr. Braun who was in the audience thanked the committee for all of their efforts and hard work in making 2009 a very active and fun season.

Architectural Committee: Mr. Beck gave the following report.

There has been a slow start to this year; there are 0 new starts and 0 completed. In the report given in November of 2008 there were 19 new starts and 951 totals. Mr. Beck requested changes to be made to the SVRA Building Permit Check List, the

Architectural Building Plan Permit Request and the Star Valley Ranch Association Rules and Regulations / Architectural Control.

The first one is to change the ICR/IBC 2003 Edition to read IRC/IBC 2006 Edition. This change will go into effect January 1, 2009. This change will coincide with the Town Planning and Zoning board rules.

The second one is on the building request form there is an item that has concerns with the DCCR's and request it read as follows; the Architectural Building Plan Permit Request section 3: **Special Requirements** (e) No building having a width of less than 20 feet, except in Plat (3) Three, where it shall be 24 feet, at the minimum building setback line shall be erected or placed upon any lot.

The third one is to the SVRA Rules and Regulations / Architectural Control as to read as follows: Section 2. Architectural Requirements (d) Every Lot improved by a residential structure shall have thereon at least (1) one or more if desired, sanitary hydrants and provided with an approved backflow prevention device with purging valves. The location of such hydrant or hydrants shall be shown on the block or plot plan which is included with the plans and specification filed with the Board of Directors or the Architectural Committee.

Chairman Ward called for a motion to adopt the updates the Architectural Rules to comply with the more up to date standards and to be in compliance with the Town Ordinances.

Director Brown made the motion and Director Dietz seconded the motion.

There was some discussion as to the wording of this motion. Instead of having to periodically come before the board with changes the motion be restated to read more general and adopt the most current codes. There was some caution from the Mayor that it should not read most current because there is a refining period for the codes and the Association would then be ahead of the Planning and Zoning Board.

Chairman Ward called to amend the present motion to say the Association is going to accept the changes as written on the document presented by Mr. Beck and in the future as the town adopts a new code the Association will follow without having to take action first.

Director Brown moved to amend the current motion on the table. Director Dietz seconded the amended motion. The motion passes with one abstention.

Mr. Redlin commended Elmer Beck for all of his hard work and dedication to the Association as well as the Town.

Fisc III Report:

Director Jonson stated we have 1027 consent forms.

Chairman Ward stated that we have several new home owners and so we will do a little campaign to reach out to these folks to see if they would sign the form.

Secretary Treasurer Meeks made the request to pull the consent to sell forms from the sold lots, it was clarified by Chairman Ward that there is only one per lot that is counted so it is not needed to remove any forms.

General Managers Report: Wendy Straight gave the following report

The work on the 2009 Annual Newsletter is being finished up and a reminder to all committee chairs we need your articles. Also if anyone has any photos of Member's engaging in recreational activities on the Ranch we would like to include them in the Newsletter.

Wendy is in the process of updating the Data base of members and trying to get current information including Email addresses, we currently have addresses for a little over 300 members. We do not give out email addresses they are for communication purposes only check with the office to see if we have your email on file. Also if you have a new address or phone number it is important that the office has this information current.

A daily permit is required for any snow machine that uses the golf course. The office has received several complaints regarding violations of snow mobiles on personal properties. This will be addressed later in the meeting.

Ernie is getting the ice rink ready for use in the next few days. Ernie has been working hard on projects around the ranch including snow removal.

Wendy has been working closely with the Accounting Manager Joyce Icardo to bring our financial records current, which includes reconciling a years worth of bank records, creating cost centers for the 2009 budget so that it is easier to read our financial reports. For the last few months we have been reviewing a years worth of records, while working on the daily records and responsibilities. If anyone has any questions regarding the budget or financials Wendy welcomes you to call the office to set up an appointment to go over these. The December bank statements are needed yet to finalize our 2008 financial records. At the February Directors meeting the profit and loss budget overview will be available. All the invoices and bills to the Star Valley Ranch Association are up to date and have been since Wendy was hired as General Manager. Wendy was approached by a member with a rumor that the office was not paying our bills and this is not true we are paid up to date.

The Association already has \$106,000 in from the 2009 annual assessment and the range from all plats. Some of the statements with the due date of June 1st, the correct date should read March 31, 2009. Wendy will send out a letter next week to those who have not paid yet with the correct due date and extends an apology for this over site.

The Silo Lounge has been approved for the 2009 liquor license by the Town of Star Valley this week.

There was discussion at this point of amending the liquor license to allow the Association to sell package liquor in the winter from the office location. It was stated by the Board they would research this and get back to it at a later meeting.

Old Business

At the November Board meeting the 2009 fee schedule was approved but there were a couple of omissions. They are as stated, a 10% discount on season passes for members 70 years and older. A 20% discount on golf merchandise at the pro shops to all season pass holders. A 10% discount on golf merchandise at the pro shops for members with a member's card.

Chairman Ward called for a motion to amend the 2009 fee schedule to include these items.

**Director Dietz moved to make the changes to the fee schedule.
Secretary Treasurer Meeks seconded the motion.**

There was discussion regarding getting a combined discount or only one.

Director Dietz made a motion to amend it to a 10% discount to a SVRA Member that does not hold a season pass. Secretary Treasure seconded the amended motion. Motion passes.

New business:

The March 31st due date for the Assessment was already approved with the 2009 fee schedule in the November Board Meeting. In the DCCR's it states that 30 days after the due date a 6% penalty will start at that point and as reflected in the By-Laws the final due date is June 1st, and if you haven't paid by the 15 of June your voting privileges will be revoked.

Chairman Ward said there have been numerous complaints taken by office staff regarding snow machine use on the golf course. The Board has extended the privilege of using the golf course for snow machine recreation to members and guests with the purchase of a season pass for \$25.00 or daily fee of \$5.00. This is a benefit to our members and guests. Some of the problems that we have are that people go to fast , trespass on private property, run them all hours of the day and night. The Association is physically unable to enforce these rules because we do not have the resources available to do so. It then becomes an honor system with the expectation that the members will follow the rules and self police each other. The Association in between a rock and a hard place, we want to be able to extend an opportunity to our members to enjoy this place in the winter time. We also want other activities on the golf courses such as sledding and cross country skiing to be enjoyed safely. There has been some discussion about this and the other side is that it packs down the snow which melts off slower and in those areas the turf under those tracks are going to be slower coming back on the course. These are the issues that we have to deal with. It has been decided to continue allowing machines on the course this year, but we will be discussing this with the new golf course superintendent regarding next season.

There was discussion from the floor from Rolph and Betty Bermister regarding trying to police the snowmobiles some stating that they are hard to catch and when you do how to you enforce the rules. There was some discussion as to how to tell who has bought the pass. Ideas were stated such as selling flags on a pole with the permit to make you more visible from far away. Make the stickers more visible and have the superintendent police the course. It is also an issue of safety for the children playing in their yards or sledding on the course with snow machines going well over the speed limits. It was also asked what the Association liability was concerning safety and speeding snow mobiles.

It was also stated by Mayor Siddoway that the town has ordinances in place to allow snowmobiling on the roads, as far as private property neither the Town nor the Association has jurisdiction and the sheriff's office will only enforce trespassing violations and state laws, not town ordinances and Association rules.

One suggestion was made to get the snowmobilers together in an organization or club and do some self policing and peer pressure to ride within the rules.

Chairman Ward stated that he will contact the Association Attorney to find what our liability is concerning permitting course use. Chairman Ward also stated he will try to gather as much information as he can before making any decisions.

There was also a suggestion made to put up permanent winter signs with rules on it for riding also can put up summer signs for golf carts.

Chairman Ward thanked everyone for their input and tabled the discussion for a future meeting.

For the Good of the Order:

Chairman Ward stated that he likes to keep this on the agenda for public comment on the record. We need to know who is speaking and the topic they are speaking on. Any one who would like to participate should stand and identify themselves for the record and limit comments to 2 minutes.

Director Jonson requested a list of expenditures and have that available to our members and that the agenda goes out to members by Wednesday before the Board Meeting with the understanding that it is subject to change.

It was suggested that we use some of the revenue from the sale of snow mobile passes to pay for the signs stating the rules for various places on the Ranch and also mark the edges of the golf course as private property.

Gary Braun brought up Wendy's project of having an online monthly newsletter that people can sign up to receive via Email. He has asked the Board to consider the Memorial Committee proposal and he has given the Board information regarding this matter and have a place to memorialize those who have gone before us. He has asked if the Board could approve the plan as soon as possible. Chairman Ward requested all the information on this to be discussed at the next Board Meeting.

Chairman Ward called for a motion to adjourn the meeting

Director Brown made the motion to adjourn the meeting.

Director Weber seconded the motion.

The motion passed, the meeting was adjourned at 10:25 AM

Chairman Dave Ward

Vice Chairman Curtis Cheshier

Secretary/Treasurer Rom Meeks

Director Carl Brown

Director Kathy Dietz

Director Jan Jonson

Director Paul Weber