

**Star Valley Ranch Association
Board of Directors Meeting
July 18, 2009
Barn 9:00 am**

Attendance:

Curtis Cheshier: Chairman
Jere Kovach: Vice Chairman
Ron Meeks: Secretary Treasurer
Gayland Archibald: Director
Gary Braun: Director
Jan Jonson: Director
Wendy Straight: General Manager

Absent:

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.

Adopt Agenda: Chairman Cheshier called for any changes to the agenda.

Director Braun asked to add under Old Business A. Memorial Committee.
Secretary/Treasurer Meeks asked to add under New Business C. Move Board Meeting Date.

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

Director Jonson moved to adopt the agenda as amended.

Director Braun seconded the motion.

The motion carries unanimously.

Approval of Minutes:

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

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

Director Jonson seconded the motion.

Motion Carries unanimously.

Standing & Special Committees:

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

The Town of Star Valley Ranch came to the Association with a request to purchase the Green Canyon Tank. This is an important decision and so the Board Contacted Advanced Engineering and asked them to prepare a report from the Associations perspective. We have that report back and have met with Mr. Wonacott. We have several ideas that we will

use to make a decision. We will make a decision within the Town's deadline. As we were looking into this the Cedar Creek well was started and ran, an electrician was there and gave his recommendations. I have also discussed using the well for irrigation with Mr. Wonacott.

We have contacted four Architectural firms to request a structural engineer report on the buildings that the Association owns which include the Barn-Silo and the Office-Library facility. We have received all four reports and we are starting to go over those reports. This is also a decision that the Board needs to make very carefully. We intend to have a special meeting regarding the structural engineers report as well as the report on Green Canyon Tank before the August Board Meeting.

Regarding the enforcement of the DCC&R's the Board has come up with what we feel like is a reasonable set of warning letters requesting compliance on different facets of the DCC&R's. We are working on this, seeking input from other individuals, we feel this is important issue and we do intend to implement DCC&R enforcement procedures as quickly as we can. However, we are also trying to go at a pace that is reasonable to have something that we can stand behind.

The Association has an email circulating that concerns RV storage spaces that might be made available. This is a portion of what we are trying to work on for the DCC&R enforcement. We would appreciate your input and getting back to us regarding that email.

We as a Board, employees of the Association, and a couple of committee chairmen have attended a workshop that was conducted by Kathy Daulton. She ran a great seminar a couple of weeks ago. There was a lot of very helpful information like how an action plan is created, what they are responsible for and how to implement it. Hopefully this is something that the Board can take and move forward with and we as a Board would like to thank Mrs. Daulton for all of her hard work on this seminar.

Architectural Committee: Elmer Beck gave the following report.

We haven't had too much going on with the Architectural Committee; we are still at only two starts for the year that puts us at a total of 953. We have had some requests for garages, deck extensions, and a couple of fences.

I would like to thank the committee who served with us last year and request the Board accept the committee members for this year.

They are as follows:

Joe Angelovic, Jim Arendt, Elmer Beck, Bob Lavery, Al Redlin, and Bill Wallace.

Director Jonson moved to approve the committee members as read.

Director Archibald seconded the motion.

The motion carries unanimously.

We had a request for a building permit from plat 22 lot 57 which is owned by the Menger's, they want to extend their garage and have requested to extend one corner of the garage into the 12 foot utility easement on the North side of their property. The foundation would still be within the 12 feet, it is the corner overhang that will extend about 1 ½ feet into that easement. The Town has a 10 foot easement requirement that they will not be encroaching upon that at all. We have also checked with the neighbor to the North, Mr. Doug Brown he had no objection to this. The Architectural Committee would like to recommend that the Board approve the Variance for the Menger's.

Director Braun motioned that the Board approve the Architectural Committees request to waiver as stated.

Director Archibald seconded the motion.

Discussion:

Secretary/Treasurer Meeks stated that according to Section 4 of Platt 22 of the DCC&R's says that no buildings having a width of less than 20 feet at the minimum building set-back line shall be erected or placed upon any Lot. This provision is not grantable because it is part of the DCC&R's; it is not part of a policy. Section 2 it states in part "nor nearer than 12 feet to the side lot line". As a Board I don't believe we can approve this because we cannot revise the DCC&R's.

Mr. Beck Clarified that the foundation of the building is within the 12 foot set backs it is only a small overhang that will extend 1 ½ feet into the setback.

He feels that the Board does have the power to vary the DCC&R's not drastically but for this it would be ok.

Director Braun asked Mr. Beck if the building could simply be moved over that 1 ½ foot.

Mr. Beck stated that no because this is an extension to an already existing garage. They would have to move the whole building and construct a retaining wall on the slope.

Director Braun stated that we are setting a precedent here and we are talking about a roof overhang into the utility easement. Some plats have 10 feet and some have 12 feet so the DCC&R's are not consistent. Hopefully some day we will get to the point where the DCC&R's are consistent across the plats.

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

Chairman Cheshier, Director Jonson, Vice Chairman Kovach, and Director Braun, voted yes.

Secretary/Treasurer Meeks opposed.

Director Archibald abstained.

Motion carries.

Golf Committee: Director Braun gave the following report.

I would like to ask that the Board approve the 2009/2010 new SVRA Golf Committee: Jean Madsen, Myrna Archibald, Bob Lujan, Terry Wilson, (Men and Women's Presidents and Vice Presidents of their respective golf associations, Randy King- Golf Pro, Kurt

Richmond- Golf Course Maintenance superintendent, Liz Beck, Kathy Dietz, Derk Izatt, Lois Jantz, Bonnie Johnson, Bob Manning, Gayland Archibald- Greens Committee Chairman, Sharon Chumley- Secretary and Gary Braun- Golf Committee Chairman.

Director Braun moved to approve the committee members as read.

Director Jonson seconded the motion.

Motion carries unanimously.

We completed the Golf Committee Turnover meeting from outgoing Golf Board Chairperson Kathy Dietz on July 1st.

We got a great start to this year's golf season opening May 3rd, 3 weeks ahead of 2008. Then the Monsoon rain season came and crippled part of May and the first part of June. The total rounds played on both golf courses were

- May : 2,066
- June : 3,001
- July : 3,357 (through July 17th)

Total rounds in June are up a little from 2008 at Cedar Creek and Down a little from 2008 at Aspen Hills.

Pro Shop recorded sale of merchandise from Jan 1st through July 16th is \$33,100.

The Cedar Creek Golf Course was "Officially" re-rated on June 15th. New rating showed this course even harder (more Difficult) than previously rated. New score cards are being printed up. Individual handicaps have already been adjusted.

Monday, Tuesday and Wednesday of this week, the Cedar Creek Course Hosted the SR. Wyoming Ladies Open golf Tournament. 105 ladies from across Wyoming were here to battle themselves and this course. Our SVR ladies did very well competitively. Of the 105 players, 63 were daily green fee paying ladies. With green fees, cart rentals, practice rounds, range balls and pro shop sales this tournament brought in \$9, 439 to our Association. The Bar, food services, local motels also did well. Many thanks go out to Bonnie Johnson, Tournament Chair, Randy King and Kurt Richmond and all the many volunteers and cowboys that volunteered to make this State Tournament the huge success it was.

While the Ladies took over the Cedar Creek Course Monday for their practice round, 30 of the Men's golf Assoc traveled to Soda Springs for our annual battle against their Men's Club. On Thursday, this week, about 20 Soda Springs men traveled here adding green fees and pro shop sales to our course.

The 2009/2010 new Golf Committee also met this week. Discussions and actions were taken and given including:

- 1) Identifying measurable Goals for 2009/2010.

- 2) Identifying and implementing several golf operation improvements, late evening marshalling additional support for green fee violations and policing property-preventing vandalism, additional signs for safety, property protection, and visitor direction signs.
- 3) We are working on the 2010 budget.
- 4) One of the Golf Committee's goals is to annually reduce the amount of subsidized funding needed from the Home Owners assessment fees for the "total" golf business.

Upcoming Events:

- 1) Nite tournament Saturday July 25th (Open to all Association members).
- 2) Member Guest Golf Tournament is the Last weekend in July. Expecting 45 teams with added sponsor monies from local businesses.
- 3) Hawaiian Open- 9 holes at Aspen Hills is Saturday August 8th. Pig Roast and pot luck, minimal cost and lots of fun.

Greens Committee: Director Archibald gave the following report.

I need to have the board approve the Greens committee for the next year. All members have served on the Committee before.

Ken McNeal, Barry Kendall, Robie Robinson, Don McCormick, Jim Chumley, Bill Wallace, Scott Johnson, Derk Izatt Beautification Committee. Leaders Judy Sylvain, Jan Parrot

Director Archibald moved to approve the committee members as read.

Directory Braun seconded the motion.

Motion carries unanimously.

A week ago we had major problems with the irrigation system on both golf courses. For the record I need to make it clear that the irrigation system and the Town water system are two completely different systems. The drinking water was not involved in any way. Several major problems have been addressed. The system is now up and running and new parts were ordered and installed.

Problems included heavy snow and rain run-off, which has caused the south bank of the streambed to wash away as it tried to return to the old creek bed high up in the Green Canyon. As the bank tried to wash away the rock and mud, it fully plugged our water system screen over and over. This is where the water goes through the screen and enters our pipeline to the golf Courses.

To stop the problem, Volunteers carried large up to basketball size rock across the streambed and place them in the trouble area. This redirects the water flow back to the channel and stops the erosion. About the same time LVI started using their Green Canyon flow on the new golf Course below the airport reducing the amount of our water through the de-sanding station. We were not sure if this was part of the problem.

Other problems we found. We had not been using the system due to all the rain. We found valves and lines that had not been used this year and may have been frozen or rusted shut. Then the green Canyon filter kept stopping the water flow as the filter plugged from the upstream problem. Each time it stopped it took up to two hours of work to get the water running again.

Kurt Richmond worked very hard and long into the night three nights in a row to get the system back up and running. Again volunteers worked with him. This did involve some emergency overtime.

After all the work and expense to make things right and now I understand that leaves and sand washed into the system are plugging some sprinkler heads. They will need to be removed and screens in each one cleaned. So the problem is not completely solved yet. Kurt and his crew will be busy with this problem for a while.

However, on the bright side The Course was ready for the Wyoming Senior Woman's Golf tournament held last week. Kurt and his work crew deserve a pat on the back for the way the course looked. From all reports from the out of town ladies the tournament was a huge success and they will be back.

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 120 feet long 6 feet wide and 4 inches thick will replace the current path. Re-Bar and high strength fiber will be used to help prevent frost and root damage. This will be the first concrete path on the Ranch. The group has been asked to suggest other place that we can repair and replace gravel paths with asphalt or concrete. These funds are budgeted from the money that cart owners pay each year to use private carts on the courses. Construction of this path will start as soon as all the details are worked out.

Ken McNeal was appointed by the Committee to serve on the Greens finance to help Kurt, Jim Vandal and myself with the 2010 Greens budget.

I need to give another big Thanks to a hard working group of Volunteers. Beautification Committee has been working hard on planting, weeding and cleaning the many flowerbeds on the Ranch.

Their many projects include the flowerbeds around the Association office, Cook shack and the Aspen hills Pro shop. You can see their hard work on Vista drive at the entrance. Then up Vista Drive, They have projects at the Common area park on the main road near the log cabin. Then the beds between the road and #13 green. The Beautification Committee is also involved with the flowers and shrubs around the pool and the hillside on the road up to the Silo. The problem with mentioning projects is I may have missed some. But Thanks to all the ladies and volunteers that work so hard on the Beautification Committee. I think everyone on the Board as well as property owners will agree...You sure make our Ranch look a lot nicer.

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

On July 6 the committee held an organizational meeting.

The Legal and Finance Committee is currently constituted as follows:

Jere Kovach, Chairman, Vice Chairman, Board of Directors Gene Root, Vice Chairman, F&L Committee (Meeting Chair) Jim Vandel, Secretary Ron Stucki.

Boyd Gee has chosen to not continue as a member of the committee because of health issues. We are waiting to hear whether Bob Bensley will continue as a member of the committee. I ask that the Board of Directors approve the above constituted committee with the understanding that Bob Bensley may not continue as a member.

**Vice Chairman Kovach moved to approve the committee members as read.
Secretary/Treasurer Meeks seconded the motion.
Motion carries unanimously.**

Ron Stucki agreed to work with Ernie on the Facilities 2010 budget. Gene Root will work with Randy King and Kurt Richmond on all aspects of the 2010 budget for the pro shop and golf course. Jere Kovach will work with DeVonna on the lounge and liquor store budget. We agreed that the schedule for developing future budgets needed to start earlier in the year. Jim Vandel has provided a detailed budgeting schedule.

Gene Root and Jere Kovach will work with Wendy and Rudd and Co. to finalize the 2008 audit. The 2007 audited report was recently provided.

The next regularly scheduled meeting of Legal and Finance will be held at the office on July 23 at 3:00 pm.

House & Entertainment: Director Jonson gave the following report.

Unfortunately, H&E lost \$900 on the steak fry dinner provided on Homeowner Weekend. Due to lack of volunteers the dinner had to be catered. H&E will be limiting the number of activities offered next year because it has become too difficult to find volunteers. Monthly potlucks will be eliminated with the exception of the Thanksgiving potluck.

Upcoming events are:

Pizza and Karaoke at the barn on July 19, the charge will be \$8 for all you can eat pizza.

July 25 Tacos at 8:00 before the Nite Tournament. Tickets will need to be purchased in advance so that the Cedar Creek Grill will know how many tacos to provide.

August 1st Arts & Craft Fair. Need volunteers at 6am for parking.

August 15th, 16th Gaudy Maude Festival & Balloon Rally. Need volunteers for work booths (if you can spare a couple hours it would be appreciated).

August 29 Dinner Show will be Comedy Night at the Ranch, Dinner with Marge. This is an adult show with an Italian theme. Tickets are \$45 per couple for dinner, or \$22.50 per person. Deadline to purchase tickets is 8/23.

DCCR Revision Committee: Joe Angelovic gave the following report.

The DCCR Revisions Committee continues to work toward having a new informational packet ready for distribution to the membership this fall. The work has progressed a little slower than anticipated but we are still looking forward to meeting our schedule. Our goal is to send the packet to the membership in September. The purpose of the packet is to provide information as well as to ask the membership a second time for their reaction to possible changes in the DCC&R's. Hopefully with the feedback from this mailing the committee, and ultimately the Board, can decide which items have a good chance of receiving a 70% vote in 2011

The informational packet will contain discussion papers based on the data and comments received from the more than 600 responses to our 2008 survey. Since the last Board meeting the committee has reviewed and edited the first drafts of the discussion papers and is currently working on the second and hopefully final drafts. Then we will begin the final editing and assembly process.

We continue to coordinate with other committees that might be impacted or have an impact on our efforts. For example we are keeping the architectural committee fully informed of our efforts and are seeking their advice on the practical application of possible changes to the DCC&R's and the architectural code. We have also met with the committee working on fences where they informed us of their progress.

With the interest shown by the large return on the first survey, we hope that the next mailing will make a difference in the general understanding of the DCC&R's as well as providing important feedback from the membership.

Long Range Planning: John Daulton gave the following report.

I would like to introduce Chuck Hewins the new LRPC chairman. Chuck has been out of town on personal business for the last two weeks and so I will be giving this month's board report.

Our meeting on July 9 was a workshop to discuss two items;

1. Finalizing version 2 of the Long Range Plan.
2. Ideas for moving the committee work towards "true" long range planning as in planning for what we want the SVRA facilities and activities to be in 5 to 10 years from now.

Long Range Planning asked for permission to share the structural engineering reports with the committee and a select group from Facilities.

Chairman Cheshier clarified that it is not a report they are responses to a request for a bid.

Director Braun stated that there are costs on the responses and please not to broadcast those costs. We were hoping that the Long Range Planning committee would go over these and make a recommendation to the Board.

General Manager's Report: General Manager Straight gave the following report.

Financial Report:

We have collected \$619,012.74 in assessments fees since January 1 thru the end of June of this year of the \$673,010.00 that we budgeted. In the last two weeks I made personal phone calls and some emails to our members that are past due and we have been receiving numerous additional assessment payments this week that will be reflect in the July Budget Report.

Administration Report: Recently you received an email from me regarding the needs of our members to store recreations vehicles. If you have not sent your response back, please do and remember to list if you need summer or winter or both summer/winter storage. If you are not receiving any emails from the Ranch or not receiving our email newsletter named The Bugle, please contact the office and supply us with your email address. We do not give out your email address.

Structural Engineering Bid: We received 4 bid requests for the structural engineering study of the three SVRA buildings. The Board of Directors will be reviewing the bids.

Facilities Report: The water fountain has been installed at the Aspen Hills pond.

Lounge Report: The lounge is continuing with the Sunday night DJ and Karaoke. If you have not attended, please join the fun.

Old Business

A. Memorial Committee:

The SVRA Memorial Committee has completed their work to identify a reflectful location and design a permanent Memorial for our members. The location is between the number 9 Green on Aspen Hills and the old swimming pool location just south of the Cook Shack in the Pine Trees. This flagstone base with 3 short pedestal walls, a bench and a sun dial will have individual name plates that will withstand the elements and look out over this beautiful Star Valley Ranch.

This Memorial is designed to pay for and maintain itself from donations received and collected in the office. The initial cost to build the Memorial is estimated at \$1800 to \$2,000. We have received about half of this amount from prior member memorials and the office is now collecting and setting aside these funds. Once we have the estimated construction amount, we will build the Memorial.

The draft Memorial Policy initially written by Dave Ward about 3 years ago will be updated and presented to the Board for approval in an upcoming Monthly Board meeting. The individual cost for a name plate to be mounted on one of the walls will be \$40. Once the Memorial is constructed this price will be periodically evaluated.

We would like thank the Memorial Committee for their time and creativity that will give members a permanent location on the Ranch to remember their loved ones at a very reasonable price.

The Memorial Committee members were:

Donna Bell- Secretary
Halina Bukowinski- House and Entertainment
John Daulton- Long Range Planning
Peggy Gouvesis- Women's Golf Association
Marilyn Haskell- Memorial Designer
Robie Robinson- Memorial Engraver
Judy Sylvain- Beautification Committee
Gary Braun- Men's Golf Assoc and Memorial Chair

New Business

A. Town Airport Apron Lease: The town of Star Valley Ranch has requested to be released from the Lease agreement for the airport apron.

Secretary/Treasurer Meeks moved to release the Town from the lease of the airport apron.

Director Jonson seconded the motion.

The motion carries unanimously.

B. Committee Member Approval: The various committee members were approved under each of the Committee Reports.

C. Move the Board Meeting Date: Because of conflict with the Gaudy Maude Festival and the August Board Meeting a request has been made to move the Meeting to August 22, 2009.

Secretary/Treasurer Meeks moved to change the date of the August Board of Directors meeting from August 15, 2009 to August 22, 2009.

Director Archibald seconded the motion.

The motion carries unanimously.

For the Good of the Order:

Ron Mueller asked the Board to restate what was said regarding the Green Canyon Tank in the Chairman's report as it was hard to hear it in the barn.

John Daulton requested that we go back to holding the meetings in the Library. Because of the acoustics in the barn it is hard to hear everything.

Director Braun stated that we may be able to hold the Meetings in the New Town Hall. The Board is checking options. We hold the meetings in the Barn because attendance is up during the summer months.

Director Archibald stated that the Board Workshop is continually running late and it would be nice to have a couple of days in between to prepare reports for the meetings. He suggested that the Workshops be moved to the Tuesday before the Board Meetings.

Director Braun agreed with this statement and would support moving the day.

Norma Simmons thanked the Board for putting the flag back at the entrance to the Ranch.

Ed Koch stated that on the way to the meeting this morning he saw a father teaching his son how to fish at the pond and it was a beautiful sight. It's great that the pond is stocked and the fountain is flowing.

Adjournment: Chairman Cheshire called for a motion to adjourn.

Director Braun moved to adjourn the Board Meeting.

Director Jonson seconded the motion.

Motion carries unanimously.

Meeting adjourned at 10:15 am.

Chairman Curtis Cheshier

Vice Chairman Jere Kovach

Secretary/Treasurer Rom Meeks

Director Gayland Archibald

Director Gary Braun

Director Jan Jonson

Director Paul Weber