

STAR VALLEY RANCH ASSOCIATION
BOARD MEETING MINUTES

July 19, 2008
SVRA Barn/Silo
9:00 AM MST

Present: Dave Ward, Jan Johnson, Paul Weber, Ron Meeks. (none by phone due to technical difficulties)

The meeting is called to order by Mr. Ward at 9:02 AM.

Pledge of Allegiance.

Minutes from Previous Meeting (Annual Meeting) were not available; they were tabled for review on the August Meeting.

Chairman Ward discussed conduct in the Board Meetings, the new Directors request that all members be courteous and respectful of each other. Violence and Crude Language will not be tolerated.

Chairman Ward opened the floor to member comments and concerns from the membership. The board has decided to add this to involve the membership and still have an opportunity to add items to the agenda if need be. Comments were as follows:

- Gayland Archibald: Commented that the Men's Golf Assn removed 760 pounds of noxious weeds from the community. The group then turned the weeds over to the Lincoln County Weed and Pest who paid \$0.50 per pound of these weeds. The group earned \$380.00 which was donated to the SVR Youth Entertainment Club. All workers involved in the weed removal were volunteers.
- Marie Cazier: Expressed her concerns regarding the revisions of the DCCR's. Mrs. Cazier was informed in the DCCR Revision Committee Meeting that they had an option of "Opting Out" of the Association Membership. Mrs. Cazier asked that her neighbors allow her the option of Opting Out.
- Jim Vandel: Informed the Board that the Opt Out option is NOT already in place. He invited and encouraged all members to participate in the DCCR Revisions Committee.
- Jake Matigjic: Asked the Board to move to change the Association By-Laws and move the responsibilities to the Town of Star Valley Ranch.

Agenda was adopted as is. Motion made by Director Johnson, Seconded by Director Meeks.

Chairman Ward commented on issues the Association and the Town were discussing. The following points were made:

- A Joint Resolution Meeting with the Town was held regarding the current Resolution. This was to evaluate where we were at the time of the Resolution signing and where we are today. Director Brown is working with the Town Counsel to re-write this resolution and bring it up to date. The new resolution is expected to be presented at the next Association meeting.
- The sale of property where the Town Maintenance equipment is currently stored near the main entrance of the Ranch. The Chairman and the Mayor are working on a letter to all the membership that has NOT already signed the Transfer Agreement. The letter is to encourage the membership to sign the letter authorizing the Association to sell the property to the Town for \$350,000.00.
- The Town and Association also have discussed the water situation. The Town and Association are both concerned with the quality of our drinking water and the system in which it is delivered to the residents. The Dept of Environmental Quality would recommend either the Town or the Association have a DEQ certified Water Operator.

Chairman Ward gave Thanks to the Election Committee and the July 4th Committee for a fair election process and for successful 4th of July events.

Chairman Ward discussed the Star Valley Real Estate Market. Sales are down in Star Valley 64%; sales are down 41% on Star Valley Ranch. Home sale averages have dropped from \$274,200 average cost last year to \$273,500 this year.

Legal Report:

Chairman Ward has met with the SVR Association Attorney Jim Sanderson. The discussions were as follows:

- Liability on the Golf Driving Range. There was an individual who was struck by a golf ball from a golfer on the driving range. The individual did NOT sue; however, the Assn is looking into options for a net to capture flying golf balls.
- DCCR Enforcement. The attorney advises the BOD that enforcement of the DCCR's is our obligation. The BOD is looking to change the process to make it fair to the membership. The BOD is encouraging the support of the people to ensure this is a fair process.
- Open Meeting Act. The newly elected Directors were concerned regarding the previous Executive Sessions and how they were held. The Executive Sessions will now be held during the regular board meetings and the decisions arrived at will be announced during the meeting before we adjourn.

Finance:

Chairman Ward reported on the following:

- The start up cost of the bar was in excess of \$40,000. Revenue currently is \$37,700 leaving a deficit of \$2,300. The sales are getting better and the operation of the bar is getting more efficient and consistent. The Liquor Store is now open and offers a 20% discount to members of the Association. The bar manager has been asked to provide a price list due to inconsistencies of liquor costs.
Andy Moffett asked when board decided to open and operate a bar. Chairman Ward responded with: The previous owner/contractor couldn't perform the bar function this year due to medical reasons. Mr. Moffett then asked if it would jeopardize the non-profit status of the Association. Chairman Ward replied with a NO answer.
Levelle Hooper asked were the association got the authority to operate a bar. Chairman Ward responded he was not sure, but would check with the attorney and get back to him.

Golf:

No report. Director Dietz was not in attendance. Report will be provided in the next meeting.

Randy, the golf pro, reported the instance regarding the driving range discussed earlier. He has asked for an "irons only" policy and suggested the purchase of nets to catch golf balls. He also asked the Board of Directors to provide any suggestions they may have.

Greens:

Director Jonson reported the following:

- The greens committee had their first unofficial meeting. Director Jonson recommended the board approve the following members to the Greens Committee:
 - Ken McNeal
 - Robie Robinson
 - Don McCormick
 - Barry Kindel
 - Jim Chumley
 - Bill Wallace
 - Scott Johnson
 - Larry Smith
 - Gayland "Archie" Archibald

Motion to approve was made by Director Jonson and seconded by Director Meeks. This committee was approved unanimously. Director Jonson also reported that the Ladies Tee Boxes have been completed. The Greens Committee recommended the Board to approve \$6,000 to fund a new computer system to operate the irrigation systems on Aspen Hills and Cedar Creek. With an addition of 638 heads on Aspen Hills the current system can not maintain both courses. The motion was approved unanimously.

House and Entertainment:

Director Weber reported the following:

- The arts and crafts show will be July 26th.
- There will be a dinner show with Bonnie Johnson as the MC on August 9th. There will be music from the 20's thru 60's decades.
- Ladies Luncheon only sold 2 tickets this year. Dee suggested it be simplified in the future to make it more attractive to attend. Previous years were more of a pot luck style and it didn't matter how many people showed up.
- Gaudy Maude is on full schedule and is expected to be a blow out this year. Many activities are planned including a potential of a hot air balloon.
- Halina will be submitting her resignation in the fall; she is currently the co-chair of this committee.

Utilities:

Director Cheshier was not in attendance. Chairman Ward reported the following:

- The fuel underground tanks are scheduled to be removed in August.

Architectural:

Mr. Beck reported the following:

Since the last report on 6/28/08 there have been 6 additional new starts on the Ranch bringing the total to 946. The committee also approved, and reported to the chairman, additional building permits, landscaping, repairs to existing decks, fences, concrete stairs and storage sheds attached to houses. Mr. Beck recommended the following people be approved to the Architectural Committee:

- Carl Brown
- Jim Arendts
- Bob Lavery
- Al Redlin
- Riel Wallace
- Joe Angelovic
- Elmer Beck

Motion to accept this committee was made by Director Jonson and seconded by Director Weber. The committee was approved unanimously.

Long Range Planning:

Mr. Daulton reported the following:

Looking into improving the structural and recreational facilities on the Ranch. The DCCR enforcement committee may be called back up to do some follow-up on the current status of the suits pending.

DCCR Revision Committee:

Mr. Angelovic reported the following:

The committee meets every Thursday at 7:00. The committee has started working on getting ONE uniform set of DCCR's for the entire community. The challenge of the DCCR's is in the 70% vote required by all members to revise.

Linda Gwen expressed her concerns about Mr. Angelovic being Chairman of this committee. She stated that it is a conflict for the former Chairman of the SVRA to be the chair of this committee. Mr. Root stated Mr. Angelovic is experienced and is the correct person for this job. Kathy Daulton feels Mr. Angelovic is the correct person for the job and is opposed to replacing him on the DCCR committee.

FISC III:

Director Jonson reported the following:

Director Jonson has no new figures. The number of signed transfer forms is around 900. We need approximately 1400 to achieve the 2/3 vote required. Some members requested that the price be reduced. Director Jonson stated the process would have to start over.

General Manager Report:

Director Ward reported the following:

- The Board is still looking for candidates. In the interim, Director Ward is filling in and working with Heather Bigalow, the Office Manager, to ensure all projects and jobs are completed.
- The Department of Health gave us a good rating on our operation of the Pool, Bar and Restaurants.

OLD BUSINESS

1. Chairman Ward informed the membership that the Association is working on a full mapping coordination of the water system. The mapping should be done soon and available for review in the office.
2. Director Weber suggested we look into a potential area for “RV/ATV storage” in a common area. Mr. Daulton, Chairman of the LRP Committee, offered the services of the LRPC to look into suggestions. They are currently looking for a potential site for Golf Cart Storage. Questions arose regarding the 40 acres BLM land the town is in the process of acquiring. Chairman Ward stated the Town can add this request to the BLM and Town proposal agreement. Mr. Cazier stated the members and residents should be allowed to leave their toys on their own property.

NEW BUSINESS

1. Chairman Ward informed the membership that the Code of Conduct has been approved for the Directors and Employees of the Association. Director Jonson motioned to accept the code of conduct, Director Meeks seconded. The motion passed all in favor. This Code of Conduct will be made available on the SVRA web site.
2. Chairman Ward authorized the Golf Pro to get proposals regarding the safety on the Greens and Fairways.
3. Chairman Ward stated there was ideas for an above ground fuel storage tank to replace the underground ones being removed in August. There was no ideas regarding costs and the Chairman decided not to proceed on the project at this time.
4. Director Jonson and Chairman Ward proposed a 5,000. expense approval for a new computer system and sprinkler heads for the irrigation system. The total cost would be 6,000. which 1,000 will come from the Greens Budget. Chairman Ward moved to accept, Director Weber seconded the motion. The motion passed all in favor.
5. Discussions were had regarding the NON-SMOKING policy in the bar. Some members have concerns that not everyone will feel welcome if there is smoking or non-smoking in the bar. Mr. Archibald asked who would enforce this policy. Chairman Ward stated that violators would not be served; if they became belligerent the police would be called. Director Jonson made a motion to accept the non-smoking policy in the bar, Director Weber Seconded the motion. Motion carried, Director Meeks opposed to the policy. Director Ward stated that he would work with the bar manager to ensure there was service to the outside to ensure all were served adequately.
6. A member of the audience stated the Town should take over the DCCR rules from Association and enforce them at the Town level. Councilman Harker state the Town will NOT pass any laws that conflict with the DCCR’s.
7. Chairman Ward states he will place the Joint Resolution regarding water on the next agenda.

Director Weber read a retract letter in regards to an email sent by him on July 6th to some of them membership. Director Weber apologized to the election committee for publishing the incorrect information he received from an unidentified source. He assured the members he ran for his position on the board to serve the people and community. He stated he would ensure his information was verified before he publishes information representing him or the membership.

Adjourn:

Director Jonson motioned to adjourn, Director Meeks seconded the motion. The motion passed all in favor.

Minutes Approved:

Dave Ward, Chairman

Curtis Cheshier, Vice Chairman

Ron Meeks, Secretary/Treasurer

Jan Jonson, Director

Paul Weber, Director

Carl Brown, Director

Kathy Dietz, Director