

**Star Valley Ranch Association  
Board of Directors Meeting  
June 20, 2009  
9:00 am Barn**

**In attendance:**

Carl Brown: Vice Chairman  
Kathy Dietz: Director (by phone)  
Jan Jonson: Director  
Wendy Straight: General Manager

**Call to order:** Unable to call the meeting to order, not a quorum present. No motions will be read or voted on. Special & Standing Committee Reports were presented as follows.

**Meeting started at 9:20 am.**

**Approve the Minutes:** The May 2009 Board Minutes will be approved at the next Board Meeting.

**Special & Standing Committee Reports:**

**Chairman's Report:** no report

**Member Guest Golf:** The following report was given by Gene Root.

The committee would like to wait for about 10 days to see where they stand this year, because of the economy the committee is not sure they will get all of there sponsors. The committee is not sure if they will get the 104 members to play. The Committee will meet to come up with a program that is beneficial to both the Membership and the Club. Then the Committee will bring it to the Board for their approval.

Vice chairman Brown stated that the Board can approve this via email and then ratify it at the next meeting.

Director Dietz stated that the only thing that needs to be approved by the Board is the fee schedule.

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

There have been 2 new starts this year that brings the total to 953. Aside from a few add on's, dog runs, or garages the committee has not been to active this year, they feel this is due to the state of the economy.

**Golf Committee:** Director Dietz gave the following report.

So are we tired of the rain? Mother Nature has not been kind to the golfing community this year. Golf has been limited for going on three weeks now. We had strong financials in May, but even with the rain, we have had strong play on the days when the weather has been good. Our professional has been working diligently on advertising especially in the Jackson area and we are drawing more play from there. Those who live on the course also have noticed more junior play.

Speaking of finances or lack of finances...Some people, our very own members, consider themselves very clever, jumping on the course with out paying fees, playing for free or using personal carts without paying appropriate trail fees. With a smile, they call it beating the system. However, I would like to remind you, the system is US...all Association members, both golfers and non-golfers, to whom the expense is passed. Legally it is called theft of services. To all, please respect the rules.

The SV Medical tournament held here each year is the major charitable contribution the Association makes each year. The Board considers this a contribution to an organization that benefits all of us. However, as chairman of this committee I support the development of a procedure to give the course credit for all of the fees and salaries of employees in the accounting procedures. This, the golf professional estimates is around \$6,000. Hopefully, the new golf chair will follow-up on the viability of this proposal.

The Golf Committee met a few weeks ago and we did a recap of progress the last four years. Major accomplishments we worked on include the signage to the course, signage on the course, develop of a policies and procedures booklet concerning golf matters, the ladies tee boxes, lowered rates on Aspen which dramatically increased play and revenues, We supported the local high school and we have hosted a number of high school tournaments as well as the annual cross country race. In 2005 the rock denoting the course as the home of the SVHS golf team was placed by the first tee.

In the past few years we have recognized the changing demographics on the ranch and developed programs and special fees for families and young people and this year we recognized the senior citizens and recommended a 10% discount for those 70+.

We have courted outside play using advertising locally and in Jackson and we are developing a following because of our reasonable rates and the improvements to the course.

We have seen the loan on the Cedar Creek irrigation project paid off. Thanks go to all members who donated. The golf committee sponsored a raffle for a season

pass one year with monies going to that project. Money from each round of play was contributed to this debt.

Our committee member Liz Beck has coordinated the yearly calendar.

We sponsored the ReMax long drive contest.

And in the past four years we have almost doubled our revenues.

Looking forward we feel the improvements in the course, the moderate rates, and the off ranch advertising will increase our revenues. This last year, as a result of the economic down turn, has been tough on many courses resulting in bankruptcies and closings. Our revenues may be off, but we are still in an enviable position. We have no debt, we do not pay for water, an increasingly expensive commodity, and we have a great staff. We will weather the storm.

We have many golfing events on the schedule both at Cedar Creek and Aspen. The Member-Guest is scheduled for July 31 and August 1. Check the events calendar, email notices, the CB reports and the Bugle for up-to-date information.

In closing, I would like to thank all those who worked on the Golf Committee and ad hoc committees for golf over the past four years. You are to be commended.

Vice Chairman thanked Director Dietz for all of her hard work on the Board these last 4 years. He stated that Kathy's she has worked hard with the Golf Committee and other projects even from her winter home down south.

**The Greens Committee:** Director Jonson gave the following report.

My report will be very brief. Since last month's report Kurt and his staff have continued to improve the appearance of our golf courses. All pine trees on Cedar Creek and Aspen Hills have been sprayed for White Pine Weevil. The irrigation systems are ready to go in anticipation of warmer temperatures. I will have a more detailed report next Saturday.

**The House & Entertainment Committee:** no report

**The Election Committee:** Committee Chair Al Redlin gave the following report.

As of the 19<sup>th</sup> of June we have 214 Secretary Proxies that have been mailed or hand delivered to the SVRA office. As of 5:00 pm on June 15<sup>th</sup> there were 185 properties that have not paid there Assessment, therefore they are not eligible to vote since that is the cut off date. This makes the Quorum requirements for the election at approximately 555, which leaves approximately 241 short of having a Quorum. Wednesday June 24<sup>th</sup> is the date that we will be verifying candidate proxies. Mr. Redlin had contacted all of the candidates to set up a time for this to

occur. He has reached everyone but Jake Matijezyck. The proxy verification will take place Wednesday June 24<sup>th</sup>. We have set up times with the candidates to go over their proxies. Friday June 26<sup>th</sup> is Meet the Candidate Night 7pm in the Barn. Saturday June 27<sup>th</sup> is the Annual Board Meeting and Election; polls open at 7:00 am and will stay open until ½ hour after the meeting adjourns.

**The DCCR Committee:** Kathy Daulton gave the following report.

The committee members are writing discussion papers based on over 600 responses to our 2008 DCCR Survey. We are using the data to help us refine the wording of possible changes in the DCCRs that more closely reflect the ideas sent to us by the membership. Each committee member is researching and writing at least one paper, we read the papers and edit them together at our open work meetings.

Our next steps include seeking advice from the architectural committee on the practical application of possible changes to the DCCRs and the architectural code.

Our 2009 goal is to send an educational packet, including our data and discussion papers with more refined choices to the membership in September. The purpose is to inform as well as to ask the community a second time to respond to possible changes in the DCCRs, so the committee and ultimately the board can decide which items have a good chance of receiving a 70% vote in 2011-12. We would also like to include in the packet any additional information regarding DCCR related matters acted on this summer by the board.

Our committee is into the 2<sup>nd</sup> year of a 4 year or more process. We represent a cross section of the Ranch, we don't always agree, but we do work well together. With the interest shown by the large return on our first survey, we have hope that our educational packet will make a difference in general understanding of the DCCRs as well giving us important feedback from the membership.

Finally, we may have ideas or questions that we would like to raise with the board before the packet is finished. What is the best way to reach the board?

Answer given: Initially e-mail.

There was some discussion from the floor regarding the DCC&R's and if they are being enforced. The state of some property owner's lots was brought up and asked what the Association is doing about it. The process for that will be sent to the Members in the form of two letters. It will be on a complaint basis.

1. The Member must fill out a complaint form.
2. The General Manager will go out to the property owner and talk with them about the offense.
3. A letter will be sent to the Member.
4. A certified letter will be sent to the Member.
5. If no response then the complaint is given to the Attorney.

6. The Attorney sends a certified letter; they have 2 weeks to respond.
7. The process for a Lien on the property is started.

There was a recommendation from the floor to the Board to form a committee to study the problem of DCCR enforcement and a better way to respond and handle the enforcement of the complaint. One of the problems of the Lien process is that the person may not sell their property for 20 years. The process breaks down at this point because there is no further recourse for the Association to force the Member to take care of the violation. The committee could then write a policy and then enforce that policy. This committee could also meet with the Attorney to see if there are legal repercussions for the property owner. Which might include appearing before the Judge, given so many days to comply, if not the property owner would be in contempt of court and would then be required to pay a fine and court costs.

**Long Range Planning:** John Daulton gave the following report.

The Long Range Planning Committee met on June 11<sup>th</sup>.

We reviewed the 2009 LRPC Action plan list and discussed the Action Plans in terms of what was completed, what was in progress and which plans were not acted upon and were sent back to what we call the Parking lot.

Most of the action plans that are in progress are included in the eight Capital budget items that the committee sent to the Finance committee this fall.

These plans are ready and after the Structural Engineering report of the Barn, Silo and office is completed, we will be ready to move to the next step which means we start some serious planning or present our plans to the BOD in detail and ask for funding from the 2009 Capital Budget.

We also discussed the importance of the BOD approval of the Capital Improvement Long Range Plan template which you will remember contain the critical elements of;

- (1) A multi year (6 yr rolling) plan,
- (2) Contain planning, design and construction/purchase categories
- (3) A target funding amount of \$200,000 each year

This means that NOW... the LRPC can use this template to move toward actual long range planning... with multi year timeframes. (Be still My Heart)

The main agenda item at our next meeting will be to begin the process of Long Range Planning out 5, 10 or even 20 years and with the Capital Budget template we can add long range cost projections. We have been waiting a long time for this and it should be exciting stuff.

The last item we covered was a discussion the 2010 Action Planning and budgeting process. Wendy explained to the committee her plan for getting the SVRA budgeting and planning moved to earlier dates in order to make our

decision making easier and better. The 2010 planning session will start on July 11.

I have decided that it is time for me to step down as the chairman of the LRPC and get some fresh leadership so at our June 11<sup>th</sup> meeting; Chuck Hewins was elected as the new LRPC chairperson. Due to personal considerations, Chuck will not be able to completely assume the chairman duties until August. I have agreed to fill in for Chuck whenever necessary during this time. A big thank you needs to be given to Chuck for taking on the job.

**General Manager's report:** Wendy Straight gave the following report:

**Financial Report:**

We have collected \$611,942.43 in 2009 assessments fees of the \$673,010.00 that we budgeted. Anyone wishing for additional information on our financial reports can set up a meeting with me by calling the office and I would be happy to answer any of your questions.

Rudd & Company was in the offices last week finishing up the working on the 2008 Independent Audit.

**Administration Report:**

Vern Bloxham has taken on the project of stocking the pond with fish on number eight at the Aspen Hills Golf Course. This is a great project and I would like to Thank Vern for his volunteer time on this project. Donations towards this project and to help with the cost of stocking the fish can be dropped off at the office. Each donation is greatly appreciated. In addition, Thalia Swinyer has generously donated funds to replace the fountain in the pond.

**SVRA Office:** The administration offices are open Saturday from 9 am to Noon during the summer months.

**Candidate's Night:** Members may return their Board of Directors Ballots by mail or by dropping them off at the office. The candidates will participate in a debate on Friday, June 26, 7 pm. For those of you, who that are still undecided on how to cast your vote, please plan to attend. This will be your last opportunity to listen to the candidates present their platforms, and answer questions. The Annual Meeting will be held on June 27 at 8 pm. The polls open at 7 pm and will close ½ hour after the meeting augends.

**Quorum for the Election:** Friday, June 15, 2009 was the deadline to pay your assessments in order to be eligible to vote in the Annual Elections. There were 181lots on which all or a portion of the assessments where outstanding as of the close of business. These lots are ineligible to vote in the election and a list has been given to Al Redlin, Election chairman.

**Restaurants:** As a reminder to the members, Cedar Creek Grill has extended to their summer hours and The Goofy Bear Restaurant is now open for lunch.

**Structural Engineering Bid:** The bid request for the structural engineering study of the three SVRA buildings has been mailed out to eight structural engineering firms with a deadline to receive bids in the office by Wednesday, July 15, 2008.

**Facilities Report:** We have already had seven lifeguard saves at the pool. Nothing serious, just assistance.

**Lounge Report:** The lounge will be having a DJ/Karaoke on the evening of Saturday, July 4<sup>th</sup>.

**Old Business:** No old business discussed.

**New Business:** No new business discussed.

**For the Good of the Order:**

Vern Bloxham: Stated that the Board Members should be responsible to be at the scheduled meetings. He feels that SVRA Members should elect Board Members who will show up to meetings and stand Behind the General Manager.

Mayor Siddoway: Stated that the rules for fishing in the pond be posted and add to the sign that has the right of way the fishers, or the golfers.

General Manager Straight: Stated that there is a sign being made to post near the pond with the rules on it.

Mark Michael: Asked if the Board has the ability to change the By-Laws to Majority + 1 instead of 70% and would they consider changing them.

Vice Chairman Carl Brown: Stated that he didn't believe the Board has the ability to change the By-Laws.

**Meeting ended:** 10:40 am.

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Chairman Curtis Cheshier

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Vice Chairman Jere Kovach

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Secretary/Treasurer Rom Meeks

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Director Gayland Archibald

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Director Gary Braun

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Director Jan Jonson

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Director Paul Weber