

Star Valley Ranch Association
Board of Directors Meeting
March 20, 2010
9:00 AM Town Hall

Attendance

Curtis Cheshier: Chairman
Jere Kovach: Vice Chairman via phone
Ron Meeks: Sec/Treas
Gayland Archibald: Director via phone
Gary Braun: Director via phone
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 Weber seconded the Motion.
Motion carried unanimously.

2. Approval of Minutes:

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

3. Standing & Special Committee Reports

Chairman's Report: Chairman Cheshier gave the following report:
The newspaper stated that the Town of Star Valley Ranch has received funding for the Green Water tank. He also expressed his thanks to everyone that has invested their time on the Residential Fence Policy.

Finance & Legal Report: Vice Chairman Kovach gave the following report:
The Finance & Legal Committee did not meet this month. Kathy Schooner has balanced the February bank statements to the penny. We are feeling confident where we are going financially.

Architectural Committee: Chairman Joe Angelovic gave the following report: We have issued one permit for a house. There are 2 more coming in for approval. The committee asked for guidance on the issuance of a permit for a carport.

Golf Committee: Director Braun gave the following report via phone: No meeting this month.

Greens Committee: Director Archibald gave the following report via phone: No meeting this month.

House & Entertainment Report: Director Weber gave the following report: No meeting this month. Will be start having meeting around April 1.

Utilities: No report given.

Long Range Planning Committee: No report given.

DCCR Revision Committee: Chairman Angelovic gave the following report: As you are aware the 2009 survey to get members reactions to proposed changes to the DCC&Rs ended January 31. Again, for a survey, it was very successful.

We collected 606 responses although 2 returns had to be thrown out because they were unresponsive. The remaining 604 accounted for 728 lots. Of those 24 did not have a Plat/Lot identification but were used anyway with the assumption that each response was for only 1 lot. Results have been collated and next week the committee will begin to analyze and make decisions as to which items might receive a 70% approval vote from the membership.

Another critical part of the committee's agenda is to meet with the SVRA lawyer to determine clearly the timeline and process for voting and recording the votes in 2011. When this is accomplished the committee intends to share the data and decisions from the survey with the membership along with the process and timeline for voting on the proposed changes. A cursory look at the 2009 survey results shows us that along with the data we will have to send a brief questionnaire to clarify a couple of points.

Although I don't like to go out on a limb before we have scrutinized the data carefully from tabulating the data I believe there will be changes on which 70% of the membership can agree. The largest hurdle we face in revising the DCC&Rs is to get enough members to vote. Unfortunately each lot that doesn't respond is the same as a vote to keep the outdated DCC&Rs we now have for another 20 years. It will take a concerted effort by the entire community to achieve the goal of updating the DCC&Rs.

Recreation Committee: No report given.

4. General Manager's Report: General Manager Kirk Sessions gave the following report:

ADA Bathroom Status – Ernie is continuing work on the bathrooms; framing of stalls is complete as is 90% of electrical and plumbing. First inspection is pending rough plumbing completion. Shooting for 4/15/10 completion/final inspection. All finishes have been reviewed and approved for purchase.

Barn Supports and Electrical Status – Brackets have been fabricated to Sargent's specs and bolts received; all ready for Ernie to install - target NLT 4/15/10.

Bar Operating Strategy –Working to finalize an operating strategy for Board approval.

Water Projects Update – Alternate Point of Diversion: Scherbel has begun their work on the new mylars.

Assessments – 2009 Lawsuit Collection Status/ 51 not yet paid in full

Golf Carts - All carts were checked for water levels in batteries and filled as needed.

Audit Preparations –The audit will begin Mon. 3/22.

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

A. Fence Policy:

Director Weber made a motion to adopt the Residential Fence Policy as written.

Sec/Tres Meeks seconded the motion.

Motion passed unanimously.

B. Election: Ron Mueller will serve as Chairman of the Election Committee. He is looking for volunteers to help with the Election. There are 2 seats that will be open for the Board of Directors.

6. New Business: There was no New Business.

7. Good of the Order: There were no comments from the floor.

8. Adjournment:

Director Jonson moved to adjourn the meeting.

Sec/Tres Meeks seconded the motion.

Motion carries unanimously.

The meeting was adjourned at 9:30 AM

Chairman Curtis Cheshier

Vice Chairman Jere Kovach

Secretary/Treasurer Ron Meeks

Director Gayland Archibald

Director Gary Braun

Director Jan Jonson

Director Paul Weber