

Star Valley Ranch Association
Board of Directors Meeting
May 15, 2010
9:00 AM Town Hall

Attendance

Curtis Cheshier: Chairman--Absent
Jere Kovach: Vice Chairman
Ron Meeks: Sec/Treas
Gayland Archibald: Director-Absent
Gary Braun: Director
Jan Jonson: Director
Paul Weber: Director-Absent

Call to order:

Vice Chairman Kovach called the meeting to order at 9:00 AM. Vice Chairman Kovach stated that there was a Quorum and called for the Pledge of Allegiance.

1. Adopt Agenda:

**SecTres Meeks made a motion to approve the agenda.
Director Braun seconded the motion.
Motion carried unanimously.**

2. Approval of Minutes:

**Sec/Tres Meeks moved to accept the minutes from the April meeting as written.
Director Jonson seconded the Motion.
Motion carried unanimously.**

3. Standing & Special Committee Reports

Chairman's Report: Chairman Cheshier was absent. No report given.

Finance & Legal Report: Vice Chairman Kovach gave the following report:
No report given

Architectural Committee: Chairman Joe Angelovic gave the following report:
No report given

Golf Committee: Director Braun gave the following report: The Golf Committee had it's first meeting Thursday with now most of its committee back for the summer. The Cedar Creek Course opened Saturday May 1st and the Aspen Hills

Course opens today, May 15th. The spring weather again this year has not been kind to golfers however there has still been 157 rounds played through Thursday. The Mens Golf Association has played twice and 5 brave ladies played one Ladies Day.

Annual golf season pass sales and annual member golf cart stickers sales have been good to date. We have sold 44 golf cart stickers and taken in over \$55,000 in annual golf season passes. Randy King, our PGA Golf Professional and his staff have the golf pro shop stocked well and looking very good. The first golf clinic is Saturday, May 22nd, and it is free. Group golf clinics are taught every Saturday during the summer months. This year the Board has agreed to make Property Owners weekend on Saturday "free golf" for all our members. There will be a "fun scramble" tournament for members without handicaps and the traditional scramble tournament for the more serious golfers with established handicaps. You can talk with the Pro shop staff or any member of the golf committee for further details. Sign up sheets will be out soon.

To improve communications the golf pro shop will begin next week making 9 AM announcements giving members the "what is happening today" and also announcing upcoming events of interest to our members. Tune your CB radio to channel 14. On June 1st, these morning announcements change from starting at 9 AM to starting at 8 AM. Members and committees wanting something announced need to write their brief message down and get it to the Cedar Creek Pro shop.

Kurt Richmond and his Golf Course Maintenance team have both courses in excellent condition for this time of year. The weather is changing for the better and we look forward to another great golf season at Star Valley Ranch.

Greens Committee: Director Archibald gave the following report via phone: Greens Committee met last Thursday. The Greens Committee accepted the resignation of Mr. Bill Wallace and thanked him for years of outstanding volunteer service.

Both Courses have been mowed and are now open for play. The Greens have come through the winter in outstanding playing condition. Not one spot of snow mold damage has been found on any of the greens.

However, there are many places where work is needed to correct Vole and Mouse damage. These critters living under the snow layer caused extensive damage. Employees will get to these areas as soon as time allows to clean up this dead grass.

Fertilizer is now being spread to help grass conditions later when the weather warms.

Pine trees will be sprayed for the White Pine Beetle later this month. This is the little black beetle that is killing the tops of the pine trees around the Ranch. Spraying must be done as soon as the branches start to Bud out and open. This is a different critter than the bark beetle that kills the entire tree.

Kurt Richmond has Seven Employees working at this time. He hired one full time Mechanic the first of March. This mechanic has been able to resurrect several older pieces of equipment that use had been discontinued and the equipment parked.

As we were required by law to dig up our old underground gas tanks it became necessary to purchase two new tanks. One tank used for gas and one for diesel storage. We purchased two new "Tank within a tank" to meet EPA spill requirements. The new fuel tanks have now been installed; State inspected and currently in use. The old tanks have been sold.

Work on the Green Canyon water system include: Parts are here for the Flow meter. The crew was working on the installation yesterday. One PRV Valve is still presenting a problem but is being worked on. We have not been to the top of Green Canyon yet but it is nearing time to time to test the entire Irrigation system from top to bottom.

This week I will ask the Men's Golf Association volunteer's to form a work party in picking up dead branches and trees around the course. We all agreed a good job is being done on getting the course ready for play this spring. Wet and cool weather has added to problems.

Kirk Sessions, General Manager, Also met with our Greens Committee and updated us on the Barn, Silo and the Golf and Greens financial update. He also gave an update of the condition of the Barn and Silo. How we are now able to use these facilities and what repairs were completed.

The Greens Committee discussed the need for funding of new cart paths on both courses. They feel that we raised the Cart Trail fees \$50 a year to help pay for these improvements. This increase is in addition to the \$200 they were paying last year. The Ranch collected \$33,900 in Trail fees last year and less than \$25,000 spent on paths. The committee then wrote and passed a resolution asking the Association Board to approve \$25,000 dollars for new cart paths. Vote was Unanimous.

Again the full Greens Committee minutes will be posted on the Star Valley Ranch Web site.

House & Entertainment Report: Director Weber gave the following report:
No report given.

Recreation Committee: No report given.

Utilities: No report given.

Long Range Planning Committee: No report given.

DCCR Revision Committee: Chairman Angelovic gave the following report:
No report given.

Election Committee: Ron Boulter gave the report for Chairman Ron Mueller, who was absent for the meeting. Ron stated that a 30% quorum was needed to be able to conduct any business for the meeting. If you do not want to vote for any of the candidates running for the Board, you may abstain, but need to send the proxy back so we can reach the quorum. Must be in good standing with assessments paid to be able to have your vote count.

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

Account Statements: All bank statements are balanced for the month of May with no discrepancies.

Assessments: 2009 Lawsuit Collection Status: The arrangements have been made for those that require publishing at a cost of \$1960 and publishing has begun. 2010 Assessment Submissions: 1847 assessments have been collected for 2010 (92%) and 169 assessments have not been paid yet (8%) (Note: Of 2030, 14 lots are not assessed). A past due notice was sent to all delinquent accounts 6/9/10 and finance charges were added to past due accounts

Audit: The auditors have concluded their work and have provided a final report to the Association. They will report on their findings at the Annual Meeting 6/26/10.

Office Computers/Network: We have been experiencing some problems with our office computers and have been working with Call Computer to resolve these problems. He has worked on the system in past years and therefore has been very helpful in getting our backup to function again as well as provide some insight to the office network functionality.

Merchant Card Processing: All proposals were reviewed and evaluated and it was determined that staying with our current vendor Chase Paymentech was the most cost effective.

Tennis Court: I have met with the tennis committee and discussed the proposal to relocate the tennis courts. Given the time needed for design, cost evaluation

and implementation planning, I have contracted with Lee Saenger to make the courts safely operational at a minimal cost to allow for play this season (Bid - \$2775). \$2219 was recovered from the Insurance for the wind damage. I anticipate the relocation process to occur over the course of fall 2010 through early summer 2011 if approved.

Pool: The new heater has been installed and some gas supply line modifications are required. Rebecca Hutchinson has begun swim lessons. She anticipates as many as 200 children attending over the summer which should be better than budgeted. We are selling swim diapers (required under 3 years old), goggles and noodles on a test basis. Some concrete and fence repairs are being addressed as they are safety issues.

Golf: Randy has golf clinics weekly throughout the summer on Saturday morning for \$10 per person. Give Randy at Cedar Creek a call to participate. Korry Wheeler started evening golf clinics on Thursday evening for women who would like to take up the game. He has started Junior golf clinics on Tuesday and Thursday and they will go throughout the summer. Call Korry at Aspen Hills to participate in either of the golf activities.

The Tournament season has kicked into full gear with a very successful Star Valley Medical Center Tournament this past Friday and the Property Owners Tournament this weekend.

Golf Carts: The ten new EZ Go carts have arrived and are the cart of choice I'm told. In addition to the operational efficiencies the downhill auto breaking system adds some safety as well. All rental carts now have the new warning signs that caution golfers to remain 30 ft from the greens and inbounds, off of private property! They are on the steering wheel and the roof canopy.

Greens: Kurt has been busy getting the 2009 new cart paths cleaned up and ready for sod to complete the project. The irrigation system is 100% operational for the summer season and with the rains stopping, Kurt has begun applying water to the course. He will focus on improving the rough mowing at Aspen now that the weather is cooperating. The undersized rough mowers combined with the rainy weather have made keeping up impossible. We will address the mower issue as our lease runs out at the end of the year. Kurt will have a new demo or two within two weeks to evaluate. The spraying of all SVRA trees has now been completed.

Cart Paths: The cart paths prioritized for replacement with concrete this year has been accomplished by the Greens Committee and measurements have been completed to facilitate bidding. I have met with two contractors and am working on a third to provide 3 bids for evaluation.

Bar Operations: We have implemented six pack (\$13.50), twelve pack (\$24) and case (\$42) beer prices to attract more customers and retain group business.

We anticipate business to pick up with golfers and tournament play. We have worked out an ongoing schedule of dinner at the barn on Tuesdays and Fridays with Chad. More info will be forthcoming as we finalize these new events. Duffer's will be open daily from 1:00 pm and will close as business warrants.

Grill Lease: Chad is now operational at the grill. Like everyone the weather has been hard on his business as well. He will be working with us on the Duffer's tie ins.

Water Projects Update: Alternate Point of Diversion: The DEQ permit has been approved and received 6/22. Scherbel has identified all property owners requested by the state and is proceeding to get the necessary approvals
Brog Pipeline/Flow Meter: The flow meter project was completed. The crushed pipe surprises ended up adding an additional \$1000 to the cost of the project by the time we increased the dig size by three and cut out/added new pipe to allow for the installation. Now that irrigation is beginning we will confirm the valve operation and set up appropriate reading schedules.

Barn Silo: Main Street grant approved. I expect arrangements to be finalized and communicated to us by early to mid June.

Lot 14: The seed and hose reel watering system have been received and work is proceeding now that weather permits.

Water Meters: As the town installs water meters we will be faced with our antiquated systems accepting sized down feeds to reduce the overall operating costs to the Association and undue and unnecessary financial burden to the Town. The town will install up to two inch service at their cost and larger we will need to discuss!! Additionally the monthly fees increase with service size. Attached is the Town water service fee schedule for reference. By coincidence we found a serious leak in the six inch supply line to the Cook Shack that will require new lines from the other service line which is two inch. It will cost us up front to run the new lines but save significantly over time.

5. Old Business:

1) Director Archibald moved to have a roll call of directors to designate up to \$25,000 for the improvement of the cart paths.

Director Jonson seconded the motion.

Director Jonson-aye

Sec/Tres Meeks-aye

Director Braun-aye

Director Archibald-aye

Vice-Chairman Kovack-abstain

Motion passed unanimously

2) Discussion on the status of the Bar for the year of 2009. There is no auditor's report as of yet. Auditors have found some mistakes in last years operation. Where we are today is breakeven to maybe a few hundred dollars of profit. There were huge bookkeeping errors last year. Would like to compliment Sec/Tres Meeks, Kirk Sessions and Kathy Schooner for their hard work on the budget.

6. New Business:

1) Director Braun moved to keep having the monthly Board meetings at the Town Hall with the exception of the June meeting.

Director Jonson seconded the motion.

Motion passed unanimously.

7. Good of the Order:

All common areas and trees have been sprayed. Candidate's Night will be June 25, 2010 at the Barn. Time to be announced at a later date.

Jack Hughes said that the North and South areas of the Ranch looked good. He has concerns about all the "For Sale" signs on the Ranch. There are 91 homes on "For Sale".

Jack Hughes bought 5- \$10.00 entry fees for the SVMC Golf Tournament.

8. Adjournment:

Sec/Tres Meek moved to adjourn the meeting.

Director Braun seconded the motion.

Motion passed unanimously.

Meeting adjourned at 10:30 AM

Chairman Curtis Cheshier

Vice Chairman Jere Kovach

Secretary/Treasurer Ron Meeks

Director Gayland Archibald

Director Gary Braun

Director Jan Jonson

Director Paul Weber