

Star Valley Ranch Association
Board of Directors Meeting
October 17, 2009
9:00 AM Town Hall

Attendance

Attendance:

Curtis Cheshier: Chairman--Absent

Jere Kovach: Vice Chairman

Ron Meeks: Sec/Treas

Gayland Archibald: Director

Gary Braun: Director

Jan Jonson: Director

Paul Weber: Director

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:

Sec/Tres Meeks moved to adopt the agenda.

Director Jonson seconded the Motion.

Motion carries unanimously.

Vice Chairman Kovach called for any changes to the Agenda.

Director Braun requested to add under Old Business #5, Motion for the Golf Memorial.

2. Approval of Minutes:

Sec/Tres Meeks moved to accept the September Board Minutes as written.

Director Jonson seconded the motion.

Motion carries unanimously.

3. Standing & Special Committee Reports

Chairman's Report: Vice Chairman Kovach gave the following report:

The Fence Committee submitted their report: There are three types of fences to choose from. The report will be forwarded to the Town of Star Valley Ranch and the Architecture Committee for their approval.

Vice Chairman Kovach described the flow meter that is needed above the doghouse.

**Vice Chairman Kovach moved to approve \$6,000.00 for the flow meter.
Director Braun seconded the motion
Motion carries unanimously.**

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

**Vice Chairman Kovach moved to approve the appointment of Tom Hensel to the Finance and Legal Committee.
Director Jonson seconded the motion.
Motion carries unanimously.**

**Vice Chairman Kovach moved to have Herschi & De Coria Co. as auditors for the Star Valley Ranch Association for the next three years.
Director Braun seconded the motion.
Motion carries unanimously.**

**Vice Chairman Kovach moved to approve \$9,000.00 in Capital Funds to update the Cook Shack ADA bathroom and ADA approved ramp.
Director Braun seconded the motion.
Motion carries unanimously.**

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

Due to the economy we have had only 2 homes built this year. We now have 953 homes built on the Ranch.

Golf Committee: Director Braun gave the following report.

We have had a very good year in the Golf Business this year. In spite of some inclimate weather in early spring and October, we have seen an increase in outside play and will finish the year very close to our 2009 budget target. 19,804 rounds have been played year to date on our two courses. The 3 major golf tournaments were also very successful this year bringing in over \$28,000. (Ladies Senior Wyoming Open, Member Guest and the Maverick tournaments). Even with the slow economy the Pro Shop merchandise sales will end up between \$117,000 and \$118,000 as compared to last year at \$120,000. Daily golf cart rental and daily green fees to date are \$218,926, up over \$5,000 from 2008. We also sold 31 Junior season passes this year which is substantially up from 2008 and a good sign for future area golfers.

Next years Property Owners weekend will feature free golf on Saturday for its members after the Annual meeting. The traditional Friday scramble will be on Saturday next year with Friday as the men and womens best ball tournaments.

The Golf Committee met this week and has overhauled the golf fee schedule for 2010. These changes will be presented to the Board at the Nov 3rd

workshop. The Golf Pro shop will also close for the season this Sunday night, October 18th for the season. Members still wishing to redeem their tournament winnings before they expire October 31st, can contact the office to arrange a time to spend their earnings. Weather permitting both golf courses will be open for free play for the remainder of the season.

The Board and I would like to thank the golf committee, the Golf Pro, Randy King, the Golf Superintendent Kurt Richmond and their respective staffs for an excellent golfing season.

Greens Committee: Director Archibald gave the following report.

We did not hold a Greens Committee Meeting this month and our next meeting will be in the early spring.

This year we have completed paths on Cedar Creek #2, #7, #8, #17 and #9 Aspen Hills. This spends nearly all of the money we had this year for Golf Cart Paths. I am very happy with the results. I feel Jeff Earl has done a very fine job that he can be proud of. I hope you will take a look and let me know your feelings. We need input as we plan on doing this again next year.

We are asking \$25,000 for capitol Improvements for more cart paths next year. The members who use private carts on the course are funding these paths. This year we collected nearly \$34,000 in Trail fees from the members. The balance goes into the General fund.

Oct. 13th Kurt started pressurize the sprinkler systems and draining the water lines for winter. He then will do the Annual Greens treatment for Snow Mold.

It is the current plan to try and keep one nine-hole course open for play until the snow stays for good. Don't expect championship conditions, as a lot of the

mowing and changing of the cups will stop. Please help protect the course during this time. Use the cart paths 90 Degree rule when you play and encourage other to do the same. Stay off the course if there is frost on the fairways or in the shade of the trees. We'll try this for one year and if we have problem then next year it will be out.

During the month we also sand plugged and sanded the greens and Volunteers plug and sanded the Ladies tees, which had become very hard. We need to do more plugging and sanding in the future to get the water down and the roots to grow.

A BIG THANKS.... for all the volunteers who helped plug and sand the greens and Ladies Tee boxes both courses. Then thanks again to all volunteers that helped on all the other project during the year.

Last year the Association removed all of the underground fuel tanks. The aboveground replacement tanks were placed against the wall of the shop building creating a major fire and safety hazard. Spill containment was not provided. After contact several oil Companies and tank people I have found two tank with in a tanks these will meet all Fire codes and the EPA standards. The total cost for both tanks will be under \$14000 installed. To correct this problem I would like to make a Motion to purchase from the capitol budget two Steel wall with in a wall tanks. To be installed ASAP. Motion was approved.

Another safety problem has come to the board's attention. During the start up of the Greens Equipment in the morning fumes in the shop are a health hazard. Hazard exists even with the doors open. We have a bid price of \$3500 plus an electrician to install an Exhaust System. I would like to make a motion that we install at a price complete under \$4500 the Shop exhaust system. The money to come from the Capitol budget that is set aside for this year. Motion was approved.

It's been great working with all of you and Kurt this year. Kurt can be very proud of the many improvement on the Courses this year. I personally feel this is one of the best years for going forward that we have had in a lot of years.

Thanks also for the support of the SVRA Board members. That concludes my report.

Director Archibald moved to have \$5,595.00 approved for the tanks for the fuel and diesel to be mounted on a skid plate.

Director Jonson seconded the Motion.

Motion carries unanimously.

Director Archibald moved to approve \$3500.00 to install an exhaust system at the Golf Shop to provide ventilation when starting up the golf carts and equipment.

Director Jonson seconded the motion.

Motion carries unanimously.

Jim Vandel would like to compliment Director Archibald for all his efforts to make the golf courses and greens very nice.

A pick up drove on #2 green at Cedar Creek Golf Course and at another time across #1 also at Cedar Creek Golf Course. There is a reward to \$1,000.00 for the arrest and conviction for the persons who did this damage. The damage was right before two major tournaments.

House & Entertainment Report: Director Weber gave the following report.

The Christmas Festival will be held November 14, 2009, 8:00AM to 4:00 PM, at the Cook Shack. Next year there will only be three events: Welcome Back and Farewell dinners: Arts and Craft Fair will be in conjunction with the Gaudy Maude Festival.

Utilities: No report given.

Long Range Planning Committee: No report given.

DCCR Revision Committee: Committee Chair Joe Angelovic gave the following report.

The DCC&R Revision packets have been mailed out. We are starting to get some of the surveys back. There will be two mailings next year. The DCC&R will look over the Fence Policy.

4. General Manager's Report:

General Manager King gave the following report:

The SVRA Recreation Committee was formed and approved by the Board of Directors at the August board meeting and since then we have had a organizational meeting and three committee meetings. This morning, I would like to put into the Board minutes the following information.

1. The Recreation Committee Mission statement: To promote, organize, develop and operate a Star Valley Ranch Association community recreation program.

We already have some strong recreation areas: our golfing opportunities are excellent. The tennis and swimming programs are growing, the Youth program is expanding and the Association supports a wide variety of activities ranging from Bingo to Texas Holdem poker.

In the months to come, we will be reporting on our progress to expand the recreational offerings at SVRA using the key words from our Mission statement such as: Promote all recreational programs using a variety of communication tools; Develop maps and brochures of community trails and pathways; Operate more youth recreation activities.

It is important for the SVRA to raise income by getting more people active with the activities on the Ranch. It is very challenging to get responses back on anything because of the silent majority. The SVRA has to move forward. The Board of Directors approved to not have the annual newsletter for next year. This is due to the economy. The twelve month calendar, fee sheet, and committee page will all be printed in-house. We are in the process of getting the website updated with an easier format to add articles and pictures. The phone system is also going to get an overhaul. We are in the process of getting a phone number so people can call in and get updates of all the activities that are offered through out the year.

5. Old Business:

Director Braun moved to have SVRA BODs approve a Memorial Recognition Area for its deceased members. The exact location for this memorial will be identified by the Memorial Committee and recommended to the Board of Directors for approval on or before July 30, 2010.

This Memorial will be self supporting and require "NO" funds from the Association. The existing draft policy and procedure document will be revised to reflect the changes and an artists picture of the Memorial will be included in the document.

I further move that effectively immediately, all future Memorial Recognition requests other than the Memorial described above be disapproved with two exceptions. 1) The Cedar Creek Park sign currently being fabricated and 2) the installation of the two Gazebos purchased several years ago and still being stored in the Aspen Hills Cart Barn.

Director Archibald seconded the motion.

Motion denied. Directors Jonson and Meeks opposed. Directors Archibald and Weber wish the motion to be rewritten. Director Braun in favor.

6. New Business:

Ellen Mauk, Event and Member Services Coordinator, asked that each chairperson get with her before they leave for the winter to set committee dates for next year.

7. Good of the Order:

Discussion about putting the minutes on the website in draft form before the approval of the Board. Sending an e-mail with the agenda out to the members before the Board meeting.

8. Adjournment:

Vice Chairman Kovach moved to adjourn the meeting at 10:45 AM

Director Weber seconded the motion.

Motion carries unanimously.

Meeting adjourned at 10:55 AM

Chairman Curtis Cheshier

Vice Chairman Jere Kovach

Secretary/Treasurer Rom Meeks

Director Gayland Archibald

Director Gary Braun

Director Jan Jonson

Director Paul Weber