

Star Valley Ranch Association
Board of Directors Meeting
September 19, 2009
9:00 AM Town Hall

Attendance:

Curtis Cheshier: Chairman
Jere Kovach: Vice Chairman
Ron Meeks: Sec/Treas
Gayland Archibald: Director
Gary Braun: Director
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 Jonson seconded the Motion.

Motion carries unanimously.

Chairman Cheshier called for any changes to the Agenda.

Director Braun requested to add under Old Business # 1 Board Workshops.

Committee Chair Angelovic requested to add under Committees G the DCCR Revision Committee Report.

2. Approval of Minutes:

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

Director Jonson seconded the motion.

Motion carries unanimously.

3. Standing & Special Committee Reports

Chairman's Report: Chairman Cheshier gave the following report.

There have been changes in Office Staff. Looking forward to reports from Accounting and Engineering. As Chairman glad to see office run smoothly and accurately and glad to see everyone stepping in the make this happen and I appreciate to see the hard work of our ongoing employees.

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

The Legal and Finance committee met on 8/3 and 8/17. We worked on finalizing the time line for drafting future budges. Our goal is to present the BOD our recommendations so that they can approve future budgets at their scheduled October meetings.

We are continuing to develop precise definitions for our various financial budgets and funding programs. Our goal is to present a draft policy on budgeting, funding, and banking to the board within the next two months.

The committee studied the Greens budget for 2010 as developed by Kurt Richmond and presented by Jim Vandel. This was a very thorough and detailed budget. The committee would like to see this budget layout used by all the managers as they finalize their budgets.

The committee discussed their concerns with the current financial reporting. We look forward to working with Kathy Schooner, the proposed new bookkeeper, to develop a more organized and scheduled reporting system.

For the next few weeks the committee will meet every Monday at 3:00 pm in the library. We will continue this schedule until we have the proposed 2010 budget ready to present to the BOD.

We have received the resignation letter from Bob Benzley. We previously had received the resignation of Boyd Gee. We wish to publicly thank Bob and Boyd for all the time they spent working with the committee. At this time I move that Ray Hanck be appointed as a member of the Legal and Finance Committee.

With this confirmation the Legal and Finance committee is constituted as follows: Jere Kovach, Chairman, Gene Root, Vice Chairman, Jim Vandel, Secretary, Ron Stucki and Ray Hanck.

Chairman Cheshier thanked Vice Chairman Kovach for all his hard work in getting the Financial reporting streamlined.

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 are winding down our 2009 golf season. All the major tournaments and events are now complete. We have now played on Cedar Creek and Aspen Hills, 18,519 rounds through mid September. Our target golf rounds goal for the 2009 is 22,000. The weather will play a major role on how long this fall season lasts. The Pro shop is scheduled to remain open until the end of October. Our cost per round is up reflecting an increase in outside play. Our daily green fees collected to date are \$ 159,256.

We had a fall Pro Shop sale weekend last Saturday and Sunday. Merchandise was reduced from 20% to 40%. Over \$10,000 was sold primarily from members redeeming tournament credit. Through mid September the Pro Shop has sold over \$90,000. Our 2009 annual PRO Shop sales goal is \$120,000.

The Golf Committee met this week and have identified a number of suggested changes for next years golf charging practices. The committee will finalize these in early October and present these to the Board for the October Board meeting. Our goal is to continue reducing the amount of subsidized funding necessary from the SVRA members for the overall golf business.

We'd encourage all our members to get out and enjoy these beautiful fall days on your golf courses.

General Manager Randy King stated that the Pro Shop Sale probably would have done better if not for the Teton Championship in Jackson. If on a different date the Jackson crowd probably would have come down here. General Manager King commented on that if we had a year instead of six months of golf we would make a bigger profit, therefore if we advertise earlier in the year with the Jackson crowd we probably would get more turnout. General Manager King made a comment to Director Braun instead of stating as cost per round as revenue per round.

Green Committee: Director Archibald gave the following report.

The Greens Committee meeting are held the third Thursday on each month during golf season at 2:00PM at the Silo 2nd Floor. Meetings are open to the public.

The September Greens Committee minutes will be posted on the web site for your information. I will not be covering the complete meeting details today.

The Woman's Golf Association has asked for a lady golfer to be appointed to the Greens Committee. Kathleen McKinley has volunteered and has been a Greens Member in earlier years.

Director Archibald made a motion that Kathleen McKinley be added to the Greens Committee.

The motion was seconded by Director Braun.

The motion was passed unanimously.

Kathleen will be a voting member of the group.

Bids were accepted for the construction of three new Concrete cart paths. Jeff Earl of Earl's Concrete Company submitted the low bid. This is the same company that was selected and completed the new path on Whole #17. Construction on the next path has started and the concrete will be poured on Monday on the Cedar Creek Golf course hole #

two. This will also be the time the front nine of the course will be closed for plugging and top dressing the Ladies tees and the Greens. The front nine will then reopen on Thursday morning. Golfers will play the back nine on Cedar Creek twice during this time. After #2 the next new path will be on Aspen Hills near the green and up the hill on hole #9. It also may be completed next week. It should be noted that the monies collected from private golf cart owners pay for these new cart paths. Each first cart pay \$200 a year to use the courses and they pay an extra \$100 for the second cart. This year we collected over \$29,000 and have plans to spend about \$25,000 the balance left over goes to the Association funds.

Kurt Richmond, our Head Greenskeeper, and his crew are responsible for many new changes and improvement on the courses this year. The new men's Tee Box on # 18 was completed on Wednesday of this week. It has now been leveled, sodded with grass and will be ready for play later this year. New Tee Boxes on the Aspen Hills Course are planned for later this month, The dirt you see stockpiled on #8 at the Fishpond will be leveled and planted along with a new men's tee on #2. The box on #2 may have to wait till spring depending on the weather.

These improvements on our courses including rebuilding the pond on #18 all make our course a better and more fun place to play. This all will encourage more outside golfers to come here bring money and play. It also improves our golf course and our property values as we go forward. It is important I mention that Kurt has remained within the budget that was set for the year.

As a side note and not part of the greens report. I mention the Fishpond. While work on the new tee box I have watched the young kids fishing in the pond. Even though the fish are small and only about six inches long it doesn't matter if it's the first fish they ever caught. I watched several children dance with eye sparkling as Grandpa took the fish off for them. Indeed priceless!

If interested, I suggest you fish along the Dam on the west side on either side of the platform. A bobber and a small piece of worm seems to work best and don't throw it too far out. Sit back and watch the fun. There seems to be plenty of fish left.

That concludes my report and fish story.

Chairman Cheshier thanked Director Archibald and all the other committee members for all their hard work.

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. By putting the Arts and Craft fair with the Gaudy Maude Festival, this might help in bringing more vendors to our festival.

The following report was given by J.C. Colley regarding The Gaudy Maude Festival: The Committee would like to thank all of those who volunteered their time and efforts to make The Gaudy Maude Festival a great success for the first year.

The goal was to welcome guests to Star Valley Ranch and to introduce them to the amenities that the Ranch has to offer. It is estimated there were approximately 2,000 attendees at the two day event. Additionally, The Quilters had over 200 people visiting their quilt exhibit at the Cook Shack. We had thirteen hot air balloons. All hot air balloon sponsorship fees were met.

The committee is pleased to report we have surpassed our initial goal of \$7,000-\$8,000 in seed money for next year and are elated to report a balance on hand of \$11,140 plus approximately \$1,700 in inventory for re-sale in 2010. The Festival & Hot Air Balloon Rally would have remained just a dream had it not been for the generosity and support of the all the sponsors and volunteers that made this event a **BIG SUCCESS**. Many of the balloonists said they would return for next year. The committee is also contacting major corporations and trying to get their sponsorships/balloons for next year.

Director Braun moved that SVRA along with the Town of Star Valley continue to support 2010 The Gaudy Maude Festival.

Motion seconded by Director Weber.

Discussion from the floor included that The Gaudy Maude Festival is a sub-committee of the House and Entertainment Committee. There was also discussion about the insurance and liability, also discussed that the committee has seed money for next year and that the committee will not be asking for money.

Director Braun has amended his motion to 2010 Gaudy Maude Festival will become part of association of the House & Entertainment Committee. That the event will be co-sponsored by the SVRA and Town of Star Valley. Every effort will be made to make this even as self financially support.

Sec/Tres Meeks moved to table this and discuss in Board Workshops.

Discussion from the floor about if they have time to table and discuss in workshop, because they needed to take care of other pressing matters and not linger on this item at this time.

Chairman Cheshire called for vote:

Motion carries with Sec/Tres Meeks abstaining.

Utilities: No report given.

Long Range Planning Committee: No report given.

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

The DCCR Revision packets will ready September 30, 2009. Printstar was backlogged and couldn't get to them any sooner. They will be mailed out around October 15, 2009.

4. General Manager's Report:

General Manager King gave a brief history about his time here at SVRA. He said that the procedures were lacking in each department on how to use the computer system. Through training they are now using the computer system right. Accounting has improved since Kathy Schooner has come on board. General Manager King said that he and the office staff were trying to make the office run smoother. General Manager King thanked Vice Chairman Kovach for all the time he has put into helping get the financial records in order.

5. Old Business:

Director Braun stated that the Board Workshops will be held two times per month. They will be held on the first and third Tuesdays at 7:00 PM in the Cookshack.

Director Braun moved that the SVRA BODs approve a Memorial Recognition Area for its deceased members. This area will be constructed West of the number 9 green at Aspen Hills and East of the old swimming pool area, 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 the effectively immediately, all future Memorial Recognition requests other than the Memorial area 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 and still being stored in the Aspen Hills Cart Barn.

Vice Chairman Kovach seconded the motion.

Motion denied. Directors Archibald, Jonson, Weber, and Sec/Tres Meeks opposed. Director Braun and Vice Chairman Kovach in favor.

6. New Business:

The new Winter office hours starting November 1, 2009, will be Tues-Thurs 9:00 AM to 3:00 PM, Friday 10:00 AM to 6:00 PM. The office will be closed Sat-Mon.

Director Braun brought up the proposed RV storage area. The airstrip has been proposed as a temporary area for this project. The SVRA pays taxes and insurance on this property. The airport is a private 5000 foot airstrip. Kilroy Construction will doing the excavating while he has his equipment on site already. Once this is done it will be sprayed for weeds. The Board is in the process of drafting policy and procedures for parking, windshield stickers and cost. There will be one space per landowner with a monthly charge. Leisure Valley is looking at long term RV parking at the RV Resort, with their members having first choice and maybe letting our homeowners park their

RV's there for a monthly charge. That area is more secure. The proposed area on the SVR will not be a permanent site.

There was discussion from the floor about security, clearance from the runway, what FAA rules are about the set backs.

J.C. Colley brought up that on October 16, 2009, there will be a balloon launch from the airstrip as a test run to see if the balloonist can launch for The Gaudy Maude Festival 2010.

7. For the Good of the Order:

Discussion from the floor concerning internal control procedures on signatures of checks, which is being discussed in Board Workshops.

Director Braun requested an amendment to the agenda at this time to include the Memorial Recognition of #2 under Old Business.

Sec/Tres Meeks moved to amend the agenda as requested.

**Vice Chairman Kovach seconded the motion.
Motion carries unanimously.**

8. Adjournment:

**Director Jonson moved to adjourn the meeting.
Director Braun seconded the motion.
Motion carries.**

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

