

Star Valley Ranch Association
2013 Annual Membership Meeting
JUNE 22, 2013
The Barn

In Attendance:

Mike Blackman-Chairman
Ron Denney-Vice Chairman
Ann Earl-Secretary/Treasurer
Jere Kovach-Director
George Toolson-Director
Derk Izatt-Director
Bob Lujan-Director

I. The 2013 Annual Meeting was called to order at 8:04 a.m.

II. Pledge of Allegiance

The VFW presented the Colors.

Vern Bloxham led the Pledge of Allegiance said by all members present.

III. Invocation was given by Chairman Mike Blackman

IV. Reading of Official Notice: Secretary/Treasurer Earl read the following:

"Notice is hereby given that the Annual Membership Meeting of the Star Valley Ranch Association, Inc., a Non-Profit Corporation, of Star Valley Ranch, Lincoln County, Wyoming, will be held at 8:00 a.m. on Saturday, June 22, 2013 in the Barn at Star Valley Ranch.

On the Agenda is the election of one (1) Director to a one-year (1-year) and two (2) Directors each to a three-year (3-year) term. The 2013 Official Ballot is included with this notice and may be returned by mail in the Secretary's Ballot Proxy Envelope or may be voted in person at the SVRA office up to Friday, June 21st at 4:00 p.m. or at the Annual Membership Meeting. Your vote is verified and cast when matched to the lots you list on the stamped Secretary's Ballot Proxy envelope. Be sure to sign your Secretary's Ballot Proxy Envelope before mailing or dropping it off at the SVRA office.

Registration for voting will begin at 7:00 a.m. on Saturday, June 22nd at the Barn. Polls will close thirty (30) minutes after the adjournment of the meeting. The Election Committee will post election results in the Barn as soon as the votes are tabulated.

Need for 30% Quorum

A 30% quorum of all members (over 500) by attendance, proxy or absentee vote is necessary in order to complete the election or conduct any official business at the Annual Membership Meeting. If you abstain, your vote is also counted as part of the quorum, not for an individual."

Chairman Blackman asked for any nominations from floor for a candidate.

No nominations were presented.

V. Opening Remarks: Mike Blackman, Chairman

Chairman Blackman introduced David DeCoria of Hirschi DeCoria & Company, PC. Mr. DeCoria was responsible for the annual financial audit again this year. After explaining his background and a description of what is it that he does in great detail, Mr. DeCoria gave the results of the 2012 financial audit. His results indicated that within material constraints your balance sheet was dead on as of December 31st, 2012. The revenue and expense numbers were dead on. The net loss was \$7,698.00 in 2012. He stated that he knew that for sure. To the best of his knowledge, he believed that the revenues and expenses were classified correctly as well. The Association received an unqualified opinion. He stated that he believed that the audit is a fair representation of

the balance sheet as of December 31, 2012. He also stated the audit is a fair representation of your revenues and expenses and net income for that period as well.

On behalf of all of the Board of Directors, I would like to welcome everyone to the 2013 Star Valley Ranch Association Annual Meeting.

During the past year the Board has undergone some significant changes as one of our members stepped down and our Chairman had to resign due to family reasons. A new Chairman was appointed and the two vacancies on the board were filled.

Even with these obstacles the Board has been working hard on a myriad of projects, not the least of which is the Proposed Member Center. We have held several open meetings to discuss the design of the building and requested comments from all of the membership through various types of communications including mail, e-mail and monthly meetings. The latest design can be seen on the display boards at the front of the meeting room after our meeting. These drawings are not totally up to date as we have incorporated comments from last month's meeting. Bob Lujan will discuss in his report, but they are substantially the same. Responses to all of the comments we received at the previous meetings are on the Association website, with the exception to the last meeting. Those should be available in a couple of days.

The Board and General Manager have been continuing to enforce the New DCC&R's despite the ongoing litigation. We are continuing to pursue the litigation as we believe that the new DCC&R's reflect the wishes of over 70% of the membership and we want to make sure we have done everything possible to represent the wishes of the membership.

As you have heard from Mr. DeCoria, the finances of the Association are in good condition thanks to the work of Kirk Sessions, Kathy Vance and all of the people charged with taking in money and billing out expenses. This is quite a contrast to 4 years ago and before as several thousand dollars were unaccounted for despite the diligent work of the auditor and a forensic auditor we hired to review the books. Our staff deserves a big thanks for the diligence and hard work.

Many of the above topics will be expanded on in the various reports of the standing committees as well as a special report from the Building Committee.

VI. Reading of Minutes of June 23, 2012 Annual Meeting and approval of same:

- Member, Cathy Toolson made the following motion: I move that we accept the Annual Minutes from the meeting held June 23, 2012 as mailed.

Member, Charles Hewins seconded the motion.

Motion passed unanimously.

VII. Report of Number in Attendance, Present in Person or by Proxy to Determine a Quorum:

Election Chairman Ann Blakley reported that there was a quorum with 670 votes submitted.

VIII. Reports of Standing Committees

A. Utilities-Director George Toolson gave the following report:

The irrigation system from Green Canyon is working well. The flow at this time of the year is not real good because of the snow pack. We are still putting wet stuff on the green stuff.

We are also dealing with a leak in the Green Canyon pipe. The leak is downhill from our irrigation distribution, therefore for this time of year we are not real concerned because of all of the available water is being used by the Association and Leisure Valley Incorporated for the golf courses.

The annual Arch Archibald Dyers Woad Round Up was held on Thursday, June 20th with a really nice turn out of volunteers from the Men's Golf Association, Star Valley Ranch Property Owner's and some guys from Lincoln County Weed & Pest. With a crew of about 30 we gathered up enough of those nasty yellow-headed weeds to fill the county's pickup bed. This converts to at least 5 pickup loads that we would be picking up a year from now if they started spreading seed.

After this event the Lincoln County Weed & Pest offered the Association all of the chemicals needed at no cost if we pay the expense of a professional applicator to spray the airport. If you haven't been involved in one of these events before, do it. When these weeds start going to seed each one of these plants can spread over 10,000 seeds.

WOW-which means war on weeds. War on weeds is your next opportunity to get even with all the varieties of noxious weeds. This new event hosted by the Town of Star Valley Ranch, Star Valley Ranch Association, & Lincoln County Weed & Pest, will be held on Friday, July 12th at 9:00 a.m. at the Pavilion.

I want to give a special thanks to Arch Archibald, Kurt Richmond, and Travis Cosman who is the head guru of the Lincoln County Weed & Pest, for helping Star Valley Ranch become noxious weed free.

B. House and Entertainment-Secretary/Treasurer Earl gave the following report:

I have put together a recap of 2012 H & E activities and combined them with the 2013 list; both are very similar just different dates. Instead of listing all of them in my June report, and you want to look at it, please visit our website for specific information. Our annual 4th of July celebration is expected to be a wonderful day, great weather and lots of great activities for the whole family. A big "Thanks" to all the staff and volunteers that make this day happen!!!

C. Golf and Greens-Director George Toolson gave the following report:

Year-to date the revenues and rounds of golf are up slightly over 2012.

The Star Valley Medical Center held their 14th Annual Golf Tournament @ Cedar Creek Golf Course on Friday June 14th. After the tournament was over the tournament participants gave "kudos" to the General Manager, Kirk Sessions, and the entire golf staff for their overall experience at Star Valley Ranch. Everyone enjoyed the condition of the course and the hospitality a great deal. They're ready to reserve a spot on the calendar for next year's event.

I hope that during this property owners' weekend you all get the chance to check out the two golf courses that you own a part of and meet the dedicated staff that makes it all possible. I have not seen these courses look in any better shape during the past 8 years that I have been playing them. If you have-not been here for a while, you will see many new improvements. We have a new driving range, several new cart paths, which are paid for through the "private cart" trail fee program, new berks, trees, water in the pond on 16, just to name a few.

As many of you know, we started the Family Legacy Tee Box & Yardage Marker Program. All of the tee box boulders were sold and have been set as well as numerous yardage markers on the tee boxes and in the fairways. More markers are available for sale if you would like to make your personal mark on Cedar Creek or Aspen Hills Golf Courses.

You may also notice that some of the sprinklers are running during the daytime hours. The reason for this is because of the flow of water out of Green Canyon. We can't water 27 holes in conjunction with our neighbors and water right partners, LVI watering 36 holes and keep all courses

green. So, if you get wet this weekend---don't take it out on the golf staff, blame it on me. And, it's a heck of a lot cheaper to than starting up our Cedar Creek Well.

We have initiated some new programs this year. They are: Golf Tournament Sponsorship Program; Stay & Play Program; and the Adopt-A-Hole Program have been reintroduced. We hired David Kurtz as an "Assistant Pro" to help Kurt Richmond. David has implemented and started Kid's Lessons, Free Saturday Demo Days, Group Lessons and Individual Lessons. Please be sure to take advantage of these programs.

Along with the Star Valley Medical Center Tournament mentioned earlier, the upcoming tournaments, which include this weekends' Property Owners have been scheduled: Mixed Moose (formerly Mr. & Mrs.); Two 18-hole night tournaments; Teton Motors Scramble; The Ryder Cup; The Soulheim Cup; Member/Guest; Wyoming State Firefighters; Chamber of Commerce; Ladies Invitational and the Maverick Tournament.

It has been a pleasure to serve as the Director over Golf & Greens this past year. I couldn't have done it without the help and support of the Golf & Greens Committee, Kurt Richmond and his entire golf staff, and our General Manager, Kirk Sessions and his administrative staff. To all of them, I owe a Big Thank You!

D. Finance & Legal-Chairman Mike Blackman gave the following report:

Dave DeCoria reported earlier on the financial status of our Association. In addition to the improvement of our accounting from past years and the continuity of our staff, Mr. DeCoria has offered a significant break in his proposed audit fees for the next two years.

I would like to commend Kirk Sessions and Kathy Vance for their diligent work on this matter which led to unqualified opinion which meant there were no outstanding discrepancies in our records and the attention to detail which has saved us a significant amount of money in the audit process.

On the legal side of this report, we continue to use Jim Sanderson, of Sanderson Law Office as counsel. During the year Mr. Sanderson has helped with the following matters:

- Continuing to defend the decision of over 70% of the membership to adopt the new DCC&Rs.
- Continued processing the lawsuit concerning the fence policy.
- Continued collection efforts on the delinquent assessments.
- Progressed enforcement of the DCC&Rs.

The Finance & Legal Committee assisted the Association in determining the ability to borrow money for the proposed new member center by visiting with commercial loan officers, of the three banks in the valley.

They also reviewed the 2013 budget and assessment needs of the Association, as well as reviewing the financial statements and the Annual Audit.

Finally, a big thanks to Kirk Sessions and his various supervisors for their efficient planning of the budget, their efforts to ensure that we are operating within that budget and remaining as financially responsible as possible.

E. Barn/Silo Redevelopment Project-Director Lujan gave the following report:

In 2010 the SVRA Board of Directors, in conjunction with the Town of Star Valley Ranch, worked together to design and construct a Community Center. Through circumstances beyond their control, the Board and the Town were unable to continue with the joint project.

In 2012, Robert Lujan was appointed to the Board of Directors and given the responsibility of revisiting the redevelopment of the Barn/Silo and Aspen Hills facilities. A committee was formed to assist with the project. The committee members appointed were Robert Lujan, Kurt Sessions, Gary Braun, and Ann Blakely.

The committee reviewed a prior engineering report, architect assessment, architect drawings, community assessments, and the projected estimated costs of renovating the existing facilities. The committee's questions, concerns, and recommendations were then discussed with the Board of Directors. The Board concluded that the best course of action was to replace the existing facilities and construct a new Association Member Center. The center would include large multipurpose rooms, a golf shop, café, bar, and Association business offices.

The architect firm of Dubbe Moulder was hired to assist with this project. Over the last nine months the firm, in conjunction with members of the redevelopment committee, has been involved in the program analysis and schematic design phase of the project. After numerous meetings, the firm prepared preliminary schematic drawings, which were then mailed to the membership in January 2013. Input was solicited on the drawings and feedback was received through several means, including Association Directors meetings. Many of the comments received were incorporated into the revised drawings. The revised schematic drawings were then presented to the Association membership, by the architect, in the May 18, 2013 Directors meeting. At the same meeting, the Board of Directors voted to retain the services and enter into an agreement with Dubbe Moulder to proceed with the next phases of the project. These phases would involve design development and construction documents, bidding and negotiations, and construction administration.

The project is now in the design development and construction documents phase. As part of this phase there have been meetings held with community organizations such as card players, pool players, the men's and ladies golf associations, and other impacted parties. Information obtained from these organizations will be considered for incorporation into the final design process. A subcommittee has also been formed to address potential fund raising activities and the solicitation of donations.

Over the next three months work will be continued on the design development and construction documents phase, as well as the bidding and negotiation process. The final phase, construction administration, is scheduled to commence in the fall of 2013 or spring 2014. The bulk of the construction process will take place in 2014.

Additional information, pertaining to the project, can be found on the SVRA Website, www.svrawy.com.

IX. Introduction Of Candidates For The Board Of Directors

For the (1) one-year term we have Don Azevedo and Bob Lujan. For the (2) three-year term candidates we have Bob Horton, Cathy Lynch, and George Toolson.

X. Announcements

Chairman Blackman made the following announcements:

The Board, after the election is determined, will meet at 3:30 p.m. in the Cook Shack for an organizational meeting.

The polls will close thirty minutes after the meeting adjourns.

The War on Weeds will be held on Friday, July 12th at 9:00 a.m. at Cedar Creek Park. We encourage everyone to come.

There are some signs along the walls of the barn. They are the old tee box signs. They will be auctioned off this weekend with a silent auction ending Sunday evening. The money raised will go toward the new building fund.

The drawings of the proposed building are available for your review after this meeting.

XI. Adjournment

- Director Toolson moved to adjourn the meeting.
Director Lujan seconded the motion.
Motion passes unanimously.

Meeting was adjourned at 8:57 a.m.

The voting polls will close at 9:27 a.m.