A NON-PROFIT CORPORATION SPECIAL BOARD OF DIRECTOR'S MEETING July 21, 2007

Present: Joe Angelovic, Chairman

Larry Watt, Vice-Chairman

Carl Brown, Secretary-Treasurer

Kathy Dietz, Director Jan Jonson, Director

Jack Petty, Director (Present by Phone)

David Ward, Director Tara Wheeler, Recorder

Not Present: Sharon Backus, General Manager

The regular board meeting of the Star Valley Ranch Association Board of Directors was held July 21, 2007 in the Association's Barn. A list of the members in attendance is attached to the file copy of these minutes. Chairman Angelovic called the meeting to order at 9:00 A.M. Chairman Angelovic welcomed would like to welcome our two newest members, Directors Jan Jonson and Dave Ward.

Adoption of Agenda:

Director Dietz moved to amend the agenda and add item F under New Business regarding the Simplot and North Ridge Golf Tournaments. Director Brown seconded the motion.

Director Brown moved to accept the agenda as amended. Director Jonson seconded the motion. The motion passed unanimously.

Approval of Minutes:

Director Dietz moved to approve the June 16, 2007 minutes as written. Director Brown seconded the motion. The motion passed unanimously.

Standing and Other Committee Reports

Chairman: Chairman Angelovic began by thanking Carl Jonson, Gayland Archibald, and Fred Wohrman. These men have been diligently working to improve the Aspen Hills Golf Course. Gayland recently injured his knee while doing volunteer work and had to undergo surgery. These gentlemen have been fixing leaks when possible and many nights have manually turned off the system.

At this point due to a request from a member, the pledge of allegiance was recited by those in attendance.

Chairman Angelovic continued his report by stating, one problem we have had during this water conservation is that members do not understand that we have two different water systems. We have had many complaints from members asking why we can water the golf course but they are not allowed to water their yards. This is due to the fact that the water used to irrigate the courses is not culinary water and comes from a different source. If we do not use this water it empties into the Salt River. We have tried to water at night for two reasons, golfers do not like to get wet and Mark has a lot of watering to do and sometimes it is not possible to finish it all at night.

When this board came on, we made a commitment to open the meetings to the public. We have now instituted a policy that all committee meetings will be open to observers. We have announced it before hand and we still have not had many attend. We recommend that you attend the meetings that interest you. With the transfer of the roads and water, we now need to take the opportunity to look into our new responsibilities, and the Long Range Planning committee has been working to develop plans to help the association's future.

Also, if the members are interested we will have an open informal meeting directly following today's meeting.

Legal Finance Committee:

We have had complaints concerning a dog run that has been built at one member's home. We are currently in the process of taking action on this problem.

Chairman Angelovic moved that we accept the following people as official members for the Legal and Finance Committee: Gene Root, Karen Drennon, Ann Earl, Boyd Gee, Jim Vandel, Bob Benzley. Director Jonson seconded the motion. The motion passed unanimously.

Golf Committee: Director Dietz gave the following report.

I would first of all like to start with the good news in the financial column of our operations. Revenues and play on both courses are up again from previous years. On Cedar Creek we logged 2750 rounds and 500 cart rentals in June for a total of \$29,485. Last year in the same period we had 2598 rounds played and 422 Cart rentals for a total of \$24,814. On Aspen Hills this June we had 1421 rounds played and we rented 412 carts for an income of \$13,634 as compared to last June with 1286 rounds and 294 cart rentals for an income of \$9,283. Total combined revenues for June were \$43,119. This is up \$9000 from last year,\$23,000 (more than double) from 2005 and \$27,000 from 2004. These figures do not include member passes or punch cards.

As the condition of the course has improved so have revenues. Monday we host a pro am tournament. In past years, attendance by area pros has diminished but as news of improved conditions on the course has circulated, pro attendance at this event has increased by 30%.

The golf committee recommended changes in the out of bounds markers for #9 Cedar Creek to limit golfers cutting the corners and hitting into the playground area. The golf committee also

recommended changes in the level of difficulty rating on Cedar Creek since #5 is no longer the #1 hole. Changes are effective immediately.

Eric reported that the PGA official was here in May to evaluate the slope and rating of the course. Those figures will remain unchanged.

The golf committee approved goals and objectives that were forwarded to the Long Range Planning Committee. Some aspects of these forward looking goals are currently in place while others are still on the wish list.

- 1. Provide full-service golf courses that meet PGA standards and are competitive with other local courses---includes golf pro, appropriate golf personnel, pro shop, restaurant, snack bar, rental carts, rental equipment, lessons, driving range. The physical aspects of the course will be recommended by the Greens Committee which we support in their recommendations.
- 2. Membership should have its privileges ---includes lower rates for members than the public, advance tee times when appropriate,
- 3. Support member programs ---Men and Ladies' Golf Associations, Member Guest Tournament, Tuesday couples' golf, Property Owners' Weekend, other Association Sponsored tournaments and play
- 4. Support Youth Golf ---golf clinics, youth tournaments, reduced golf fees
- 5. Encourage family golf ----special family package
- 6. Senior golf provide opportunities for seniors to play such as nine Hole Tournaments, Blue Ball on Fridays, Ladies Nine-Hole, perhaps a rate break for those over 80.
- 7. Strike a balance between affordable rates and needed revenues for the courses to be self supporting.

Director Dietz moved that the Board approve the golf committee for 2007 as follows: Men and Women's Association President and Vice Presidents Larry and Gayle Brice, Roger Jeffs and Lois Jantz, Myrna Archibald, Bonnie Johnson, Duane Johnston, Liz Beck, Bob Manning, Eric Buehler, ex-officio Korry Wheeler. Director Ward seconded the motion. The motion passed unanimously.

I also would like to ask for approval of a special committee for evaluation of our golf business model and pro contract. As the chair of the golf committee I was charged with this responsibility so we could have a better understanding of our golf operations and to aid us in updating the pro contract. The committee has had access to the pro contract, communications from the Western States PGA representative, and information on golf operations to and from our auditor. The members of the committee are Chair: Gib Oswald, Ken McNeil, and Bob Lujan. Gib was a member of the golf committee for many years; Ken has extensive golfing experience and

ownership in a golf operation; Bob, in real life, was an auditor for the IRS. This committee is operating independent group and will present their findings and recommendations on August 1.

Director Dietz moved that the Board approve this special committee of Gib Oswald, Ken McNeil and Bob Lujan. Director Jonson seconded the motion. The motion passed unanimously.

Greens Committee: Director Watt gave the following report:

Gayland Archibald is currently unable to work for the rest of the summer, so the adopt a hole program is on hold for the moment. As Director Dietz discussed our course is long in distance for ladies. We have now moved the tee boxes on a trial basis. Please let us know what you think of this because we can move them back if needs be. We have shortened the course around 700 yards with this change to make it fair for the ladies. We have been receiving many complaints when the pins are changed on the course. We are now going to try to put a false front on some of these holes, which means that the greens will not be mowed in certain areas. This will make the greens smaller and should solve the problem.

Director Watt moved to approve the following members as official members of the greens and beautification committees: Barry Kendall, Ken McNeal, Scott Johnson, Gayland Archibald, Don McCormick, Ken Chumley, Bill Wallace, Mark Spraktes, and Diane Benzley for the Beautification Committee. Director Dietz seconded the motion. The motion passed unanimously.

House & Entertainment: Ms. Halina Bukowinski, Co-Chairman gave the following report: I would like to announce the following people as official members of the House and Entertainment committee: Helena Bukowinski, Dorothy Alsop, Judy Angelovic, JC Colley, Shawna Crittenden, John Diel & Paula Diel, Joan Dillon, Janet Himmelburger, Dee Holley, Diane & Howard Jones, Jillian Cabot, Marie McCormick, Bill Martin, Maryland Pope, Betty Smith, and Barbara Weber who we would like to serve as our secretary, we also have three members of our Youth Committee who are Danielle Opitz, Rebecca Hutchinson, and Sara Daniels.

Director Petty moved to accept Halina Bukowinski, Dorothy Alsop, Judy Angelovich, J. C. Colley, Shawna Crittenden, John Diel & Paula Diel, Joan Dillon, Janet Himmelburger, Dee Holley, Diane & Howard Jones, Jillian Cabot, Marie McCormick, Bill Martin, Maryland Pope, Betty Smith, Barbara Webber, Danielle Opitz, Rebecca Hutchinson, and Sara Daniels as official members of the House and Entertainment Committee. Director Jonson seconded the motion. The motion passed unanimously.

The Ladies Luncheon was a huge success thanks to Shawna Crittenden. We now have water color classes on the ranch and it has been wonderful. "Thursday Night at the Ranch" has also been a great success and we have added the Writers Circle to this event. Next Saturday we will have the Arts and Crafts Festival and then on August 11, the Dinner show. The theme for the Dinner Show will be Mardi gras. The next event after that will be the Adult Talent Show and then the Family Pot Luck. The Oktoberfest will be held on October 1. After Ethel's death, the committee members decided to start a memorial. We have decided that the best way to use this fund is to erect a gazebo. We are interested in placing the gazebos at the entrance by the

putting greens. We have also found someone who is willing to give us a discount on the electricity for this structure.

Long Range Planning: Mr. John Daulton gave the following report:

The current members of the Long Range Planning committee are Don McCormick, Bob Manning, John Daulton, Tom Hensel, Frank Childs, Sandi Wohrman, Joe Angelovic, Randle Lambert, Marilyn Haskell, Jim Vandel, and Sharon Backus. Guest members are Boyd Gee, Finance Committee, Rick Nelson, Recreation Committee Study Group, Dave Ward and Jan Jonson, Board Members and Kathy Daulton, Planning Consultant. These people have met in a series of *Action Planning* meetings for the following purposes:

- 1. To write SVRA's 2007 goals with rationales and results so that record of progress could be compiled and shared with the community.
- 2. Using all documents at their disposal, including the Long Range Plan visual organizer, the criteria evaluation form for SVRA study group projects, the Wyoming Rural Development Council Rural Resource Team Report, and the results of goals worked on from July 2005 to the present, individuals shared 2-4 possible annual goals for SVRA in the coming year. The group organized the goals according to their frequency among the group and importance. Those goals that had less frequency or immediate importance were placed in the "parking lot" because they are good ideas for future goal setting.
- 3. Rationales fro each goal and a set of *action strategies* are now being written. Action strategies are steps to achieve a goal. They include evidence of success, responsibility, a timeline, and cost, if appropriate. Draft action plans will be presented to the Board for their input and approval in August.

Following are the list of critical and important goals for 2008 and other goals placed in the "parking lot."

<u>Critical</u>

- 1. Aspen Hills water conservation project
- 2. Roles and responsibilities SVRA needs for efficient operations in the future
- 3. Proactive communications plan and delivery system for SVRA
- 4. FISC 3: Obtain membership consent to sell the utilities building and maintenance area to the town.

Important

- 5. Develop a plan for a year round indoor recreation and social facility and coordinated activities for all ages.
- 6. Continue to renovate the Cook Shack including the interior so it is functional for 5-10 years.
- 7. Improve the appearance and safety of the Aspen Hills old pool area below the office
- 8. Develop a plan for private golf cart storage
- 9. Develop a plan to establish and maintain paths for many uses at SVR: walking, biking, skiing, golf carts.
- 10. Plan, acknowledge, and support a Volunteer Organization
- 11. Develop a plan to complete the Cedar Creek playground irrigation system

Parking Lot- possible future goals or items that may be added to 2007 goals

- 1. Renovate SVRA Office
- 2. Build a new Cedar Creek Club House including restaurant, parking, and space for meetings, conventions, family reunions, etc
- 3. Neighborhood parks

- 4. Create an Infrastructure Improvement Plan to repair, remodel, replace, and maintain ranch buildings and common areas
- 5. Provide full service golf courses with improved facilities including locker rooms, showers, to support play that may be lost to other nearby courses
- 6. Strike a balance between affordable golf rates and needed revenues for courses to become self supporting over time
- 7. Run a structural engineering study of all facilities
- 8. Maximize current water sources: enhance the spring source and create a way to split the flow with the Stewarts at the top; replace the inadequate filter
- 9. hire a full time recreation/ social director
- 10. Grass the airport runway

<u>Utilities:</u> Director Ward gave the following report:

The responsibilities for the utilities according to the DCCRs are listed as follows: Roads and streets, which the town now owns. Water systems, power, telephone, the airstrip, agricultural control, property use restrictions, security, police and fire protection, which also falls under the towns responsibilities, traffic and speed regulations, which moves to the town, trash collection, which we do not do anymore, and all related services

This means that planning, construction, maintenance, alteration or replacement of association facilities property and equipment and cooperation with all other effective committees. Those are the responsibilities for Utilities. As far as the committee goes, it has been inactive for some time now, so I am starting from scratch. Because of this I am seeking people who have experience with these items. So far we have Elmer Beck, Warren Webb, and Bob Palmquist to help on this committee. I have also talked with Kent Harker who is in charge of the town utilities councilmen, in order to work together. These gentlemen all have extensive experience with different utilities. There were some problems with the cedar creek well this week. We believe the problem was with a censor in the well. Instead of shutting down when there was an overage of pressure it released water. This problem wasn't detected for a couple of hours and so we have closed the roads so that no ones' cars end up in a sink hole. The town is currently working to repair the roads.

<u>Architectural Committee:</u> Elmer Beck stated that we have had a total of 12 new homes this year, to bring the total of homes currently on the ranch to 919. There have also not been any changes in committee members since last year.

FISC III: Director Jonson gave the following report:

The FISC III Committee will be gathering signatures from the members to acquire consent to sale the maintenance property to the town. The purchase price is \$350,000. With the experience we have now after FISC II, we are hoping to get this accomplished in a much shorter time period. We are hoping for three months. We will be canvassing the ranch first before we send out the consent to sale forms. This way if questions come up we can answer questions for them. The FISCC 3 committee consists of Sue Johnston, A. J. Morrell, Ron Mueller, Joe Angelovic, Al Redlin.

Director Jonson moved to accept Sue Johnston, A. J. Morrell, Ron Mueller, Joe Angelovic, and Al Redlin as official members of the FISC III Committee. Director Ward seconded the motion. The motion passed unanimously.

<u>General Manager Report:</u> Chairman Angelovic read the following report prepared by Sharon Backus, General Manager:

Cook Shack Project: Repairs on the Cook shack are progressing well and remain on schedule. The roof repairs have been completed; the metal roofing material has been ordered and is due in next week. Repairs on the ceiling began last week. There is a danger of mold in the building while repairs are underway so all groups have had to be relocated for the duration of the repairs. Thanks to all of the Members who have graciously accepted other accommodations while we complete this project. The third phase of the repairs will consist of removing the existing concrete pad where the carts are washed; dropping down the pad and pouring a new concrete pad. This phase will also include the removal of some of the siding on the East end of the building and installing blue board and some waterproofing materials and finishing with installation of flashing to add protection from water and snow.

2008 Budget: A first draft of the expenses requested in the 2008 Operating Budget has been prepared and sent to the Finance Committee for review. These budgeted figures include the input from the department heads and myself. The revenue side will not be determined until the fee schedule is set.

Aspen Hills Irrigation Design: The design for Aspen Hills Golf Course Irrigation project has been completed by Dale Winchester. The plans and specifications were mailed out to three different firms for bid proposals. This system is a Toro system like Cedar Creek, so portions of the system must use Toro parts. The bid requests ask for a bid for installation only and as a combined bid for installation and parts. Parts only bids have been solicited as well.

Green Canyon: Steve Wonacott of Advance Engineering met with Director Watt, Mark Spraktes, and I on July 10th to discuss the modifications to Green Canyon to augment the water conservation process underway at the Ranch.

Administrative Staff: The position vacated by Sue Petty has been filled by Heather Bigelow. Heather performs the payroll, accounts payable, and accounts receivable functions. If you have not already done so, please stop by and meet Heather.

2006 Independent Audit: Mr. Dubisz began the fieldwork on the 2006 independent audit April 18. He met with the member of the Legal and Finance Committee on May 15. The draft financials were distributed in the Annual Report. Mr. Dubisz will report on the Association's audit at the Annual Membership meeting, as has been the custom for the past five years. As a reminder to the members, a copy of the audit for 2005 is at the counter and can be reviewed at your convenience.

Delinquent Accounts: All accounts in arrears on July 15, 2007 were sent to the Corporate Counsel to begin the collection process. A letter was mailed from Mr. Sanderson to each of these accounts on July 19. The legal fees incurred to collect these debts are passed on to the members in accordance with the DCCRs.

Egress in Barn: In 2003, the men's room in the Barn was moved and in the process, the egress from the basement was obstructed. We are putting in a new egress, which will be on the East side of the building. The retaining wall has been poured, the stairs formed in and poured and the door has been installed. The fire suppression system has been charged again for the summer and extended into the restrooms. The Fire Marshal required that the stage curtains be

sprayed with a flame retardant chemical and that has been done. I have had rope lights installed on the steps of the stage at the request of the House and Entertainment Committee. Lastly, new circuits were run for the serving buffet so more items can be plugged in without tripping the breakers. This too, was done at the request of the House and Entertainment Committee.

June 2007 Financials

DRAFT CASH RECONCILIATION & RESTRICTED FUND BALANCES

| Reconciliation of Cash as of C | <i>6-30-07</i> | | | | | |
|--|--|---------|------|---|-----------------------|------------------------|
| Net Income (loss) from Operations less depreciation | | | | <i>97,64</i> 2 | | |
| Other Income/Expense | | | | (2,040) | | |
| Net change in Current Assets / Current Liabilities | | | | (65,800) | | |
| Net Proceeds from Assets | | | | | | - |
| Debt service-principal paym | | | | | | (203,026) |
| Capital expenditures | | | | (12,586) | | |
| Net increase (decrease) in cash | | | \$ | (185,810) | | |
| Beginning cash 5-31-07 | | | | Ψ | 1,480,567 | |
| Ending Cash on 6-30-07 | | | | \$ | 1, 294,757 | |
| Ending Cash on 0-30-07 | | | | | φ | 1,294,737 |
| Destricted Fund Delence | o of 00 20 07. | | | | | |
| Restricted Fund Balance a | | ¢ | 425 | 126 | | |
| Culinary Water Fund: New Water Connection held in reserve | | | 430 | 5,136 | | \$125,000 |
| | Reserve Funds available for use | ive | | | | \$125,000 \$310,136 |
| Designated Funds: | reserve ranas available for use | \$ | 165 | 5,601 | | φο το, τοο |
| Designated Fands. | Neighborhood Directory | Ψ | | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | \$1,163 |
| | T-Box Program | | | | | \$3,461 |
| | Cedar Creek Park | | | | | \$386 |
| | Building Deposits | | | | | \$133,335 |
| | H & E Special Project | | | | | \$3,765 |
| | Memorial Fund | | | | | \$1,015 |
| | Member Guest Fund | | | | | \$78 |
| | FISC II Fund | | | | | \$9,524 |
| | Snack Shack Fund | | | | | \$1,642 |
| | Youth Committee | | | | | \$632 \$363 |
| | Beautification Restricted Fund Cook Shack Round Up | | | | | \$362 \$6,373 |
| | Inspection Fees for New Construction | on | | | | \$3,200 |
| | Snowmobile Fees Restricted for Ca | | th R | enairs | | \$665 |
| | onewmobile reconnect for ea | iii i u | | opano | | φοσο |
| Golf Course Irrigation: | | \$ | | 0 | | |
| Pollock Award Fund: | | \$ | 1, | 073 | | |
| Equipment Reserve | | \$1 | 05, | 000 | | |
| Tennis Court Reserve: | | \$ | 12, | <u>152</u> | | |
| Total Restricted Funds: | | | | 962 | | |

\$575,794

Total Operating/Unrestricted Funds:

Legal Fees: I had a request from a Member to report the legal fees expended each month. The Association expended a total of \$2,394.70 on legal fees in the month of March. Of that total, \$1,404.70 in legal fees was incurred regarding the water and the remaining \$990.00 was spent on the eminent domain lawsuit on the roads and on election opinions.

Legal & Finance Committee Approval: Gene Root, a member of the Legal & Finance Committee has approved the financial report given in the April 20, 2007 meeting. Thank you Gene, for verifying the report and figures contained therein.

Old Business:

a. Final Election Report: Jim Vandel gave the following report:

I would like to give my thanks to the candidates that ran. It takes a lot of courage to run for these positions. I would also like to give my special thanks also to Vern Madsen. The 2007 election of two members to serve three year terms on the Board of Directors for the Star Valley Ranch Association was held at the barn on June 23, 2007. Due to some last minute difficulties the polls opened at 7:15 AM versus the scheduled time of 7:00 AM. The polls closed at 9:53 AM, thirty minutes after the Annual Membership Meeting adjourned at 9:23 AM. A quorum had been reached by 8:00 AM when the Annual Meeting was called to order. We owe a huge thanks to Chris Madsen for his efforts in developing the election automated program and guiding the election committee in its use. The program operated flawlessly and saved a tremendous amount of the committee's time as well as providing a very acculturate count. The votes were counted both manually and digitally. There was no divergence in the results. The votes were counted, by the Elections Committee, on the Silo's second floor. The official results of the vote count were as follows:

WARD 495 JONSON 456 MICHEL 133 PALMQUIST 123

ABSTAIN 83 (This does not include the thirty SVRA lots)

TOTAL: 1290

The fifteen lots owned in common by SVRA were not cast. All secretary envelopes were thoroughly searched for the presence of non-election material such as assessment checks etc. Nothing was found. The secretary proxies that had been determined to be invalid were opened. None of them contained any information that would allow them to valid. After reviewing the votes and tabulation, the final result was the same as the initial unofficial and posted result. Your election committees for 2007, in addition to the aforementioned individuals, are: Linda Alders, Norma Allyn, Diane Benzley, Heather Bigelow, Sue Bogue, Linda Broyles, Janet Himmelberger, Rosemary Morrell, Judy Vandel, Hannah Wetherell, Sandi Wohrman, and General Manager Sharon Backus.

b. Ratify Board Decision purchase green equipment and amend the Capital Budget to add \$40,000 to cover said purchase.

Director Watt explained that the Association sold its backhoes to the town because they were too large to use on the golf courses. The Star Valley Ranch Association has now purchased a smaller tractor that is the adequate size for current needs.

Director Watt moved to ratify the purchase of the tractor and associated golf course equipment and to amend the capital budget to cover the purchase of said John Deere equipment for \$40,000. Director Dietz seconded the motion. Directors Dietz, Jonson, Petty, Ward, and Watt voted in favor of the motion. Director Brown opposed the motion. The motion was adopted.

Director Petty left the meeting at 9:38 AM. There was still a quorum present.

c. H & E Committee request to construct memorial gazebo. The decision to table this item until the following board meeting was decided. Due to the increasing amount of requests for memorials, a policy will be made regarding them.

Chairman Angelovic moved that a policy be developed concerning memorials. Director Ward seconded the motion. The motion passed unanimously.

New Business:

a. Amend Architectural Building Permit Application, Fine Schedule and check list Director Dietz moved to amend the Architectural Building Permit Application, Fine Schedule, and check list to remove all references to water and roads. Director Brown seconded the motion. The motion passed unanimously.

b. Amend Rules and Regulations Architectural Control

It was recommended by the Architectural Control Committee that the guidelines concerning the size of a dog run should be changed by enlarging the current size restrictions.

Director Dietz moved to amend the rules and regulations of the architectural control. The motion was not seconded. The motion failed due to lack of a second.

c. Aspen Hills Water Conservation: Director Watt explained that the Association has currently received one bid, which can be here August 1, and two more in progress. We have an additional bid that fits under water conservation concerning the Beautification Committee. Due to the fact that there will not be another Board Meeting until after August 1st, it is important that we approve the construction of the Aspen Hills Water Conservation project now, so that work can begin as soon as possible.

Director Watt moved to approve up to \$800,000 for the conservation of Aspen Hills. Director Dietz seconded the motion. The motion passed unanimously.

d. Request for variance on plat 13 lot 75: Chairman Angelovic explained that a member living on the ranch made a request for an additional garage. However, due to the way their home was originally built the current garage is not attached, therefore the request was denied because an additional garage would defy the DCCRs.

Director Brown moved to deny the request for variance to add an addition garage. Director Ward seconded the motion. The motion passed unanimously.

e. Approval of Policy on waiving green fees. Director Dietz stated the following:

I was asked to develop a policy on green fees, however my original request was too specific to the two tournaments we have here and so it will need to be generalized. Due to this, I will need to get back to the board with the correct policy.

- f. Approval of Simplot Tournament and North Ridge Home Tournament.

 Director Dietz moved to approve the Simplot and the North Ridge Homes tournaments on August 10 and August 31 respectively. Director Brown seconded the motion. The motion passed unanimously.
- g. Real Estate signage. Director Dietz gave the following report:

We have received some complaints about non-complainant real estate signs on the ranch. Property owners and realtors who are attempting to sell property have been placing signs that are too large or more than the allowed amount around SVRA. In order to maintain a welcoming environment we feel that it is important to maintain the policies put in place regarding this issue.

Due to the fact that he is a realtor Director Ward withdrew voting for this particular motion.

Director Dietz moved that we maintain our current policy on real estate "For Sale" signs allowing one eighteen by twenty four inch "For Sale" sign per home, with the addition of one six by twenty four inch rider. Lot "For Sale" signs must conform to the nine by twelve inch regulations and can be purchased at the SVRA office. Director Watt seconded the motion. The motion was unanimously adopted.

Adjournment:

The meeting adjourned at 10:49 AM.

Director Watt moved to adjourn. Director Dietz seconded the motion. The motion was unanimously adopted.

| Joe Angelovic, Chairman | Larry Watt, Vice-Chairman |
|---------------------------------|---------------------------|
| Carl Brown, Secretary-Treasurer | Kathy Dietz, Director |
| Jan Jonson, Director | Jack Petty, Director |
| Dave Ward, Director | |