

Star Valley Ranch Association
Board of Directors Meeting
April 17, 2010
9:00 AM Town Hall

Attendance

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

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:

SecTres Meeks made a motion to add item I. Election Committee, to the Standing Committee portion of the agenda.

Director Kovack seconded the motion.

Motion carried unanimously.

2. Approval of Minutes:

Sec/Tres Meeks moved to accept the minutes from November meeting as written.

Director Jonson seconded the Motion.

Motion carried unanimously.

3. Standing & Special Committee Reports

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

I would like to recognize Mayor Siddoway and council member that are present. We have several projects that are going on: Green Canyon Water Tank reconveyance and the meter box.

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

The Finance & Legal Committee did not meet this month. Waiting for all the members to return to start the meetings.

Architectural Committee: Chairman Joe Angelovic gave the following report:
No report given. Asked the Board for guidance on carport.

Golf Committee: Director Braun gave the following report:
No meeting this month, however, that does not mean there is nothing happening. The golf pro shop at Cedar Creek will open Saturday, May 1, 2010, from 10:00 AM to 6:00 PM. With a little more sunshine we also plan to open the Cedar Creek course May 1, 2010, also. From not until April 30, 2010, all golf attire (clothing, hats, rain gear, etc) that is in the Aspen Hills Pro Shop is 50% off. Saturday, May 15, 2010, Aspen Hills Golf Course is scheduled to open, weather permitting. Saturday, May 22, 2010 is the season's first golf clinic and it is free. Randy King, golf professional, is back and hard at work. Kory Wheeler is also coming back this year.

Greens Committee: Director Archibald gave the following report via phone:
No meeting this month. The committee will start having their meetings in May.

House & Entertainment Report: Director Weber gave the following report:
No meeting this month.

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:

The purpose of the DCC&R Revisions Committee is to develop a plan for determining what changes in the DCC&Rs can receive 70% of the member's approval by July 1, 2011, and then to develop a system for approval: creating the document, distributing it on January 1, 2011, receiving and recording results before a 6 month deadline, and reporting to the Board and the membership. From the chartering of the committee in May 2008 through October 2008, open meetings were held twice a month to receive input from the membership. Notes from all meetings were published through the SVRA email and website. In August 2008, the committee used the input from these meetings to develop a DCC&R Revisions Preliminary Survey that was mailed to the entire SVRA community. By the end of March 2009, 34% of our community responded and many comments were included. It was apparent that some members were confused about the precedence of the DCC&Rs with the Town ordinances coming into place. This and other issues were explained in remarks from the SVRA lawyer and references from a variety of documents that were published in the 2009 Annual Newsletter, pp. 14-15 and again in the 2009 DCC&R Information Packet. Member comments in the Preliminary Survey helped the committee to study the

fence DCC&R further. It was ascertained that the DCC&R as written allows fences with approval by SVRA. The issue was that no guidelines for fences had ever been developed, leaving decisions open to interpretation. The Committee referred this to the Board in November 2008 and a Board Fence Committee was formed to write a fence policy. After much deliberation and several drafts the Residential Fence Policy was unanimously approved by the Board in March 2010.

The DCC&R Revisions Committee's 2009 Information Packet and Survey were based on the 2008 data. The committee wrote discussion papers for each of the 9 issues and asked members to respond to 2-3 options, and to rank their response from strongly agree to neutral. The time limit for replying was held to 6 months, the same that will be allowed for the actual voting in 2011. We received 604 responses, representing 723 lots, an increase from the 2008 survey.

During 2010, we will analyze the data and prepare an early summer mailing that describes the results, asks for more input if needed, explains the process and dates for voting and lists those changes that will likely be on the ballot. All proposed wording changes to the DCC&Rs will be reviewed by the SVRA lawyer and the Board.

Our greatest challenge is to double the number of responses in order to get full representation of the members and a chance at a 70% vote. The committee will need volunteers to phone members in the fall and winter to deliver a scripted message asking members to watch for their ballot in the mail and explaining the procedure for voting and returning the ballot within the time limit. If you would like to help, you will be welcome. Please give your name to any member of the committee or to Ellen Mauk in the SVRA Office, and we will be in touch.

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

Account Statements: All bank statements are balanced for the Month of March with no discrepancies.

ADA Bathroom: Ernie is finishing up work on the bathrooms; the initial inspection was completed satisfactorily, painting is completed except trim, the tile is being laid now, awaiting delivery of toilets & sinks and a final inspection will be accomplished upon completion. Ernie has to attend his pool operator's certification (departing Thursday) and will complete next week.

Barn Supports: Brackets have been installed in the concrete and are lagged into the wood supports. Completed 4/15.

Bar Operating Strategy: The proposed strategy will focus on simplifying operations and maximizing controls with weekly inventories. A proposed budget together a detailed operating strategy has been created and accepted by the Board on 4/14.

Water Projects Update: Alternate Point of Diversion: Scherbel has completed their work on the new mylars and submitted all required documents to the Board of Control for the petition. Steve Wonacott is proceeding with the application for the DEQ permit.

Brog Pipeline/Flow Meter: The flow meter has been ordered (6-8 week delivery schedule). Bids for installation have been obtained from three vendors. After evaluation the bid from Sierra Construction was accepted on the basis of "time and materials not to exceed \$2388" (this was determined to be the best as well as the lowest bid. Have contacted vault vendor to coordinate delivery/installation this spring. Kurt is actively involved in this and doing a very nice job! Course water system: Kurt is wrapping up the rebuilds of the PRV valves and will reinstall for operation.

Grill Lease: The lease was finalized and sent to Chad for signature; upon return it will be presented to Curtis for SVRA approval. Laurie to do her cleanout and clean up Saturday 4/24. Chad was out on vacation and walked through the grill with me to confirm inventory of equipment and review space constraints.

Assessments: 2009 Lawsuit Collection Status: We continue to make some progress on the 2009 & prior group. Of the original 96 owners, 41 are paid in full, 14 are engaged in payments, 2 are in bankruptcy, 9 will be published to obtain a judgment as owners can not be located and judgments have been received in the remaining 30 situations.

2010 Assessment Submissions: 1612 assessments have been collected for 2010 (79.9%) and 404 assessments have not been paid yet (20%) (Note: 18 lots are not assessed 1% - total 2034 lots). A past due notice will be sent to all delinquent accounts within the week.

Summer Staffing: Kurt has most of his employees returning for the summer. The website is being used as well as an ad in the local paper to secure applicants for the balance of summer employment opportunities. Interviews will be completed through the balance of April and early May.

Golf Carts: One lease for ten carts is up and competitive proposals are being secured to determine the best replacement strategy.

Golf: Randy returned to work 4/1. We have reviewed all aspects of golf business expectations for 2010. He is working on a marketing plan for the season in consideration of the two new courses that may be in competition with us this year and providing much appreciated assistance in the POS changes. Given the financial climate, we anticipate revisiting the "previously cast in stone" operating hours of the courses as we get closer to summer. For now, we will anticipate opening the Cedar Creek about 5/1 and Aspen 5/15 (dates may fluctuate based upon weather).

Audit: All of the initial office work has been completed prior to them going on spring break. They are now reviewing their findings and will advise a date for additional review as necessary prior to finalizing.

Purchase Procedure Changes/Discounts: We will not be discontinuing our postal permit after all due to the special needs of the Election committee and possibly the DCCR committee as well.

EZ Links/POS: All the necessary changes will be completed by the end of this week and the link with Quick Books tested next week. This is a critical step to assuring a smooth reporting process for our summer income.

Merchant Card Processing: I am conducting ongoing dialogue with the prospective processors we invited to bid on our account. While it appears that our current vendor, Chase Paymentech, is very competitive all proposals will be reviewed and evaluated once submitted. A proprietary communications issue has been discovered from EZ Links that may limit which vendors we can use without purchasing a software gateway

Gaudy Maude Festival: A 9 hole Golf Tournament has scheduled for Friday 8/13 as part of the Gaudy Maude Festival kick off, assuming we can get enough advance sign-ups to produce a profit equal to or greater than normal golf business for the time slot. It will be a 4 person scramble targeted toward a fun experience for all who wish to participate.

Election 2010: All activities are on schedule as per the approved Calendar. Ellen is fine tuning our mailing list/capability to do mail merges for ballot distribution as well as supporting the Election Committee's needs in validating votes cast.

Shop Projects: The shop fans installation has now been completed to our satisfaction. The fuel tanks are complete except for some sealing of electrical connections that will be done with some warmer temps. A WY stat electrical/safety inspector made a surprise visit this past week due to "an anonymous complaint"; all was fine but we need to move the tanks a little further apart (we have the needed room on the cement pad so no problem).

5. Old Business: There was no Old Business.

6. New Business:

A). Sec/Tres Meeks moved to dedicate two CD accounts from Emergency Fund to Capital Improvements.

Director Kovack seconded the motion.

Motion passes unanimously.

B). Director Braun moved to remove 4 golf course lots from the Star Valley Ranch Associations' Assessment list. These 4 lots are as follows: 17131, 18189, 18190, and 18191.

Sec/Tres Meeks seconded the motion.

Motion passed unanimously.

7. Good of the Order:

Jack Hughes wished to remove all the DCC&R complaints that he had filed.

There was discussion about the Bar.

8. Adjournment:

Sec/Tres Meeks moved to adjourn the meeting.

Director Braun seconded the motion

Motion carries unanimously.

The meeting was adjourned at 10:15 AM

Chairman Curtis Cheshier

Vice Chairman Jere Kovach

Secretary/Treasurer Ron Meeks

Director Gayland Archibald

Director Gary Braun

Director Jan Jonson

Director Paul Weber