

Star Valley Ranch Association  
Board of Directors Meeting  
April 21, 2012  
9:00 a.m.  
Town Hall

Jere Kovach: Chairman  
Mike Blackman: Vice Chairman  
Kathy Daulton: Secretary/Treasurer  
Gary Braun: Director-via phone  
Derk Izatt: Director  
George Toolson: Director-via phone  
Alycyn Culbertson: Director-absent

**Call to order:**

Chairman Kovach called the meeting to order at 9:00a.m. Chairman Kovach stated that there was a Quorum and called for the Pledge of Allegiance.

Recognition of Mayor and Town Council.

**1. Adopt Agenda:**

- Secretary/Treasurer Daulton made a motion to adopt agenda as written.  
Vice Chairman Blackman seconded the motion.  
Motion passes unanimously.

**2. Approval of Minutes for March 2012 Board Meeting:**

- Secretary/Treasurer Daulton made a motion to approve the March 2012 Board Meeting Minutes as written.  
Vice Chairman Blackman seconded the motion.  
Motion passes unanimously.

**3. Standing & Special Committee Reports**

**A. Utilities Report: No report**

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

The Finance and Legal Committee has not met since the last board meeting. However, we have received the written resignations of three members of the committee. We wish to extend our thanks to Ray Hanck, Gene Root and Karen Seagraves for their time and effort while they were members of the committee. It is our goal to add new members to the committee in the near future.

**C. Architectural Control Report: Vice Chairman Blackman gave the following report:**

The architectural committee approved 2 permit requests since the March meeting one was a new home and one was an auxiliary building. We have one permit pending; an RV parking area. We have been waiting for the snow to melt, so we can see what an impact that variance will make. That makes a total of two permits approved for the year.

**D. Golf and Greens Committee Report: Director Braun gave the following report:**

What a difference a year makes. We are over a full month earlier opening the Cedar Creek Golf Course this year with the mild spring and warm temperatures. The greens came out this year without a blemish. Kurt Richmond and his staff opened all 18 holes Monday, April 16th. This is the earliest I can ever remember opening, with Aspen Hills scheduled to open May 5th.

Golf Operations: Pro Shop hours will start out at 9 – 5 weekdays and 8 – 5 weekends and will increase as weather allows. The Spring Special rate will be in effect until Memorial Day, \$24 for 18 holes including a cart and \$35 all day with a cart. We are pleased to have Phil, Shauna and Vince returning this year and will add some new golf staff, some of which will be moving from the golf course maintenance side. Korry Wheeler notified us this spring that he will not be returning, but will be pursuing his doctorate in physical therapy. Many

thanks to Korry for his many years of dedicated service to the golf program at SVRA; we all wish him the best in his new endeavor.

We will carry a full inventory of the golf accessories for our golfers; however, in response to current economic times, we will maintain a reduced inventory of stocked clubs and clothing items. We will again offer competitively priced custom ordering for everything a golfer might want, and an exciting club demo program for the new 2012 clubs from Callaway and TaylorMade. We will be offering some spring specials in the Pro Shop. Watch your e-mails for those opportunities or stop in often.

**Golf Course Maintenance:** Once again we are very pleased to have the majority of our experienced crew returning to work with us this season. Blair, Dave, Chris, Jim, Mark, James, Doug and Roger are all returning and will be augmented with a few new crew members. Cedar Creek will continue to be cleaned up and set up as weather permits over the coming weeks, (ball washers, benches and garbage cans, etc.). Tee boxes have been aerified and over seeded. The revamping of the irrigation at the #1 tee box is complete and the routing of lines for the driving range is in place. The cart path will be completed within the next few weeks. Aspen Hills will be prepared for opening May 5. It is planned to also have the #2 tee box completed at Aspen prior to opening. The AH #8 blue tee box has been eliminated due to the road work and will be rebuilt once the road work is completed. The charging of the irrigation system has begun with no notable issues at this point. The deep well will be fired up to check operation also. The de-sanding house was cleaned last fall at closing as part of our ongoing maintenance program.

Our Golf Course Family Legacy Marker Program continues to expand. Please contact the Office for reserving your favorite Tee Box Hole boulder and tee box and course yardage markers. These markers will add much to our courses and did not cost the Association anything.

We are excited about this upcoming Golf season and hope our members and guests will play often and enjoy our beautiful Star Valley Ranch.

John Blakely asked if there will be a golf pro this year.

Chairman Kovach stated that we are not going to have a PGA pro this year. We are talking with the Town of Afton about being able to share their PGA Pro for lessons. We are both trying to economize. We have some equipment they may want to borrow and we are trying to work out something with them. With Korry Wheeler not coming back this year and that really changed our plans this year, but we are working on it.

**E. H&E Committee Report: Secretary/Treasurer Daulton gave the following report:**

**80 children enjoyed the April 7th Easter Egg Hunt on the Ranch.** This activity is possible because of the help of volunteers. Many, many thanks to our egg hidiers, Tallia and Mike Booker, Mike and Tricha Blackman, Natayle Brown, Deb Valdez, Jeannie Malone, Ernie and Heather Bigelow, and Kathy Schooner. The set up for the Egg Hunt at Cedar Creek Park was ably done by of the SVRA staff.

**Join H&E!** The H&E committee's mission is to have fun while creating fun by sponsoring events that are meant to entertain a majority of the residents, including children, over the course of the year. We strive to sponsor and support those with ideas for events. Membership on the committee is to oversee and evaluate planning and scheduling. Members are not obligated to assist at all events; we choose those that interest us and fit into our schedules. The SVRA office partners with H&E. Monthly meetings throughout the season will begin in June. Please contact the office or Kathy Daulton at [kathydaulton@gmail.com](mailto:kathydaulton@gmail.com) or 883 5555 for more information.

**Get ready for spring on the Ranch!**

**The Star Valley Juried Art Show opens with an artist's reception and prize awards on Friday May 4th from 6:00-9:00 pm at the SVR Town Hall.** The art will remain on display on Saturday, May 5 from 9 am to 5 pm. Everyone is welcome to attend, meet some of the fine artists from the Star Valley area and view their work. There is no charge. We will need hosts to greet visitors on both Friday and Saturday. Please contact Kathy Daulton at 883 5555 or kathydaulton@gmail.com if you could help for any length of time.

**Friday, May 25 – Nine, Dine, Dance at the Barn** - Package your own event! Choose whether or not to play nine holes and/or enjoy a self-pay catered dinner and/or dance. All members and their friends -- whether golfers or non-golfers, new to the Ranch or long-timers -- are welcome to attend. More information will be available soon.

**Community Cleanup - co-sponsored by Star Valley Ranch Town and SVRA**

- **Saturday, June 9 - Junk in the Trunk and Community Garage Sales** – Get your sale items ready! We anticipate two options: 1. a group venue for those who wish to sell from their vehicle; 2. garage sales at individual homes.

- For items you wish to dispose of but cannot sell, **Wednesday June 6 through Saturday June 9 - Star Valley Ranch days at the landfill** - Free access for Star Valley Ranch residents. Some form of property identification must be shown to validate residency. Your water bill from the Town is your form of identification that must be shown to validate residency.

**Lincoln County Landfill Sorting Guidelines**

[www.lcwy.org/departments/landfill/](http://www.lcwy.org/departments/landfill/)

**Please call 883-4666 for more acceptable waste information.**

**Waste must be sorted into the following categories:**

**Garbage**—also called Municipal Solid Waste or MSW—Any putrescible solid or semi-solid animal and/or vegetable waste material resulting from the transport (packaging material), preparation, cooking, serving and consumption of food. NO metal (other than food packaging) can be mixed in!

**Construction and Demolition Waste** or C&D—Inert construction/demolition wastes. Some examples are sheet rock, wood (particularly painted, treated or finished wood products), shingles, insulation, PVC pipe, plastic sheeting, inner tubes, EMPTY propane and fuel tanks, et cetera

**Clean Fill**—Items such as rock, hardened asphalt, cinder blocks, clean (non-contaminated) dirt, concrete, old bricks, et cetera. If you have fence posts embedded in concrete, the post must be cut off flush to the concrete and put in the appropriate pile.

**Dead Animals** (Kemmerer and Thayne only)

**Tires**

**Automobile batteries**

**Metal**, including white goods such as stoves, refrigerators et cetera—Appliances must be empty. Notify attendant before dumping any items that could contain refrigerant as they must be inspected. NO propane or fuel tanks. Fuel tanks, tires and tracks must be removed from lawn mowers, motorcycles, snow machines, et cetera before disposal.



**Fencing wire and metal banding are separate from the metal pile.** Metal fence posts do go in the metal pile and plastic banding goes in C&D

Household quantities (less than 5 gallons) of used motor oil (NO anti-freeze or cooking oil)

Household quantities (less than 5 gallons) of used cooking oil may be disposed of in the properly marked container.

Kemmerer Landfill—**petroleum contaminated soil** with lab test results showing only motor vehicle fuels or motor oil that does not exceed 40,000 parts per million.

**Vegetative material in its natural state**—tree limbs, brush, grass, et cetera

The landfills **do not accept medical waste**, however, both South Lincoln Medical Center and Star Valley Medical Center do. Please contact them for details.

**No liquids**

**No hazardous wastes**

**No scavenging**

**Children and pets MUST stay in vehicle!**

**F. Election 2012 Committee Report: Secretary/Treasurer Daulton gave the following report:**

There are several important dates in the election calendar, and one of them is Tuesday, April 24, the last day for candidates to file a signed petition and candidate statement with a digital picture. To date three candidate packets have been picked up from the SVRA Office and one has been returned. Ron Denney has filed his candidacy for the board.

We anticipate a stuffing party on Monday or Tuesday, May 14th or 15th to get the mailing ready. Last year a large group of volunteers made the task much easier, and we will be looking for help again this year.

An election committee must also be formed to oversee the election and count the ballots on the morning of Saturday, June 23. Thank you to those who have volunteered so far. We need several more. If you can help, please call the office at 883-2669 or contact Kathy Daulton at 883-5555 or [kathydaulton@gmail.com](mailto:kathydaulton@gmail.com).

**G. DCC&R Compliance Report-General Manager Sessions gave the following report:**

The next step is to begin the training process of the compliance officer, and that has been initiated. The gentleman from Jackson Hole security is John Redfield. You may have seen him driving around a white Jackson Hole Security Truck with a JHS on the side of it. John's first goal was to drive around the entire Ranch so that we had a handle on what it would take to cover every lot on the Ranch. He has done that and has begun to document possible violations to the DCCRs. His objective is to compile a complete list of what he has observed by the end of April, as it relates to compliance issues. From that point forward he will spend a few hours a week, unpublished and unannounced, driving around observing what is happening at the Ranch.

In May he will be riding around with various members of the BOD as well as myself as part of his training process to ensure that he is clear on what compliant looks like.

During May he will also be making stops and guiding people as to what they can do to self-comply. As of June 1, we start with our compliance process. Any observations of violations shall receive a "Friendly Reminder", which allows the owner 14 days to come into compliance and/or go to the BOD and apply for a variance. With the friendly reminder they will receive a copy of the DCCRs, the variance policy, and the notice. This way the member is well informed of what they need to do to comply. 14 days later he will revisit and if there hasn't been any correction to the problem, they will be issued a "Notice of Violation." 14 days after that the compliance officer will revisit and at that time if not changes have been made the situation will then be turned over to the attorney to initiate legal action.

The office staff and Board members will be available to help guide people and assist them getting into compliance. This is an inaugural event; we understand that this is a learning process. There has been a serious commitment made to obtain compliance across the Ranch. As we reach hiccups we will have to work those things out. We will be keeping documentation of the violations. We will in some form or fashion be providing to the compliance officer and the members of the Ranch those members that have applied for a variance.

Boyd Siddoway suggested that the compliance officer be provided some type of SVRA identification.

Carolyn Koch stated a concern that those members not home may not receive notice of violation until they receive a notice from an attorney. Carolyn was assured that we will do everything possible to ensure that members in violation will be made aware before a letter from an attorney is delivered. The objective is to make the owner's aware of the situation.

Secretary/Treasurer Daulton stated that an advantage is that we have someone driving around. If the notice is still hanging a week later, we will know that we need to do something to ensure that the owner is receiving the notice.

Chairman Kovach said that we have a much better database, and we should be able to use e-mail to help notify members of failure to comply.

Ann Blakley recommended waiting until June and using the Annual Meeting to inform members of DCCR enforcement.

Marie Cazier reminded the BOD that they have been elected to do these things, and the members pay an annual assessment to ensure that these things are done, and encouraged the Board to communicate these things with the members. Mrs. Cazier also expressed appreciation to the Board for their efforts.

A question was asked about potential RV storage.

Chairman Kovach answered, that we had an approach that we were looking at. We were hoping to swap a lease if you will. LVI would be in charge of the airstrip, in return LVI would provide to us 20 acres they had to use for RV storage. The problem is, the acreage is not zoned properly. I talked to John Woodward, with Lincoln County Zoning, he said that we could get a temporary permit which would cover 120 days, and then have to wait 6 months to apply for another temporary permit. We have acknowledged that 120 days does not accomplish what we want to accomplish. This is new information as of Tuesday. We are still working on it.

John Blakley asked if any of the storage companies would partner with SVRA, giving our members a discount.

Chairman Kovach stated that in the past these companies have been contacted and they were unwilling to offer SVRA members a discount. However, their rates are not that unreasonable. Although we had hoped to be able to offer members these spaces this summer, it doesn't appear that we will be able to do that.

Chairman Kovach also reminded the audience that this is a new process and is going to need adjustment, so please do not hold us rigid to what we have said today, because we know we are going to have to adjust.

**H. SVRA Barn/Silo Redevelopment: Vice Chairman Blackman gave the following report:**

The first draft of potential floor plans for the Barn and Silo redevelopment project has been received back from the draftsman for review by the Board of Directors. After comments are returned from the Board the drawings will be redone. When a plan that satisfies the director's ideas is achieved it is planned to have several open

houses for input by the membership. These open houses will be similar to the ones that were held for the Community Center project.

Because of the lack of outside funding, grants etc., the project will be significantly scaled back from that that was envisioned previously. The new project will address the safety and functionality of the current buildings and include a plan that incorporates the existing structures and potential new or replacement structures.

The question was asked, what will this cost?

Vice Chairman stated that the price will come along with the floor plan. We do not have any estimates yet. My personal guess is top end \$1.6 million.

It was then asked, where does this money come from?

Vice Chairman answered that along with the money earmarked from the 2012 assessment plus around \$800,000 that the association already has, the rest would have to be a loan.

The Board was then asked if the Association had to take a loan out how much per year would each lot be responsible for?

Vice Chairman stated that becomes financing and I do not have those numbers with me now.

A member voiced his concern that the members should be able to vote on whether or not they wanted a new facility.

Chairman Kovach stated that one of the charges in the By-laws and the DCCRs to the BOD is to maintain the facilities that we have. Facility maintenance has been a low priority item for a long time. Roads and water were such big issues for the Association for such a long time that it left no assessment dollars for maintenance.

We had an engineering study done a couple years ago and we have had to reduce the number of people that can be in the barn at any one time. We have had to eliminate the usage of  $\frac{3}{4}$  of the silo. We have safety and liability issues. What we are really saying is we have the option of spending a lot of money doing maintenance to get this back up to where it needs to be or the option to replace the facility. We are looking at those two options and trying to decide which is better.

I believe the BOD has the responsibility to maintain what already exists. We don't have the funds to maintain the size so we are looking to downsize. That's where the Board's feeling are.

There was discussion on the community's feeling towards a new facility. It was expressed that now because there are no grant funds available, maybe members do not want this facility if they have to pay for it.

Vice Chairman Blackman reminded the audience that the estimates as strictly coming from him. We are looking to cut the costs as much as possible. For instance, we are using a draftsman instead of an architect. We have engineering reports that say in order to get the barn up to speed is anywhere between \$1.7 million and \$2 million.

Chairman Kovach stated that we are a non-profit corporation and we have been designating funds (mostly from the sale of the water tank) for quite some time for maintenance, repair, and/or replacement of the facilities that we have. The \$800,000 includes the \$44 dollars from each lot this year, plus the amount that has been previously earmarked for this instance.



We have had a lot of discussion on the Board as to whether or not we obtain a loan at all for this project. That discussion is by no means complete.

Director Izatt mentioned, basically so that it is understood, the Board does not just do something without the member's input. I am actively involved trying to get feedback from members of all ages. I have a hard time putting money into a dead horse. Putting the members' money into a dead horse is something we need to look at and address those issues accordingly.

The question was asked, "Where will the money come from, if the members pay a loan payment every year, to maintain the facilities so that we don't run into this problem again?"

General Manager answered that the plan is to incorporate many buildings into one single year-round facility. We have a lot of old, inefficient buildings that are very expensive to maintain and to heat, above the safety issues associated with each of those buildings. It is my expectation that you are going to see a significant reduction in operating costs because of what we have to maintain today versus a modernized, singular facility. I think that not only will we not only save on the ongoing operating costs associated with the building, I think there will actually be a savings of what we are currently spending.

John Parrott said that members need to realize that they have to put in and do their part in order to get this project accomplished. We are trying to get everyone's opinion, but cannot please everyone's opinion. If we need to form groups, then let's do it. If you don't want to be a part of that group and help, then you can't complain about it. We have got to help! We have got to work together. If we do not do this, we will have this same meeting 10 years from now and talking about the same thing. This Ranch will change drastically in 10 years. If we don't support this project, I think we are on the wrong track.

Marie Cazier stated that we have to get our opinions out to the Board.

Secretary/Treasurer Daulton said that we are doing a lot to improve our communication. We look hard at how to spend the money that we get from assessments. Mailing costs the Association a lot of money. We try to get as many people on our e-mail list as possible, to save the members money. We encourage everyone to pay attention to what is going out in communications from the Association.

Concerning the Barn/Silo redevelopment, Secretary Daulton said my fear is the liability issues. I don't want to spend our savings on a liability issue; I would far rather spend it on bricks and mortar that will give us a year-round facility. In all the assessments that have been done by the state, the number one wish from residents is a year-round facility. I'm worried about the liability issue and we all should be. Not only because someone will get hurt, but because that is where the money will go.

**I. Chairman's Report: Chairman Kovach gave the following report:**

At last month's board meeting, a member of the association asked how the Articles of Incorporation may be amended. Article XI, titled Amendment of Articles, of the current Articles of Incorporation of Star Valley Ranch Association states, "These Articles of Incorporation may be amended, altered or changed in such manner as shall be provided in the By-Laws of this corporation and consistent with the provisions of the Wyoming Statutes of the State of Wyoming.

The Chairman did not find any specific mention of Amendment of the Articles of Incorporation in the By-Laws of this corporation. It is the opinion of the Chairman that any member wishing to propose an Amendment to the Articles of Incorporation should engage legal counsel to advise them on the process and the content of the proposal.

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

**Account Statements:** All bank accounts are balanced for the month of March.

## **Assessments**

**2009 Lawsuit Collection Status:** 15 Lots (.74%) have not paid in full. 1 declared bankruptcy (in process), and 2 foreclosures. One SVRA initiated foreclosure resulted in a complete payment and one foreclosure resulted in SVRA taking ownership of a lot at the Sheriff's Sale 2/28/12.

**2010 Assessment Status:** 24 Lots (1.19%) have not paid in full (includes 15 from above). Finance charges (12%) are added to all past due accounts.

**2011 Assessments Status:** 59 Lots (2.92%) have not paid in full (37 of those are not included in one of the above categories). Some additional partial payments have been received from the above.

**2012 Assessments Status:** 1575 (78.16%) have paid in full compared to 1717 (85.21%) for the same period last year. The next statement distribution is planned for April.

**Business Activities:** The Annual Audit has been completed. The final Audit results will be presented at the Annual Meeting in June. A quicker than usual switch from winter to spring has presented a challenge for the office staff in completing the many additional supporting tasks required to smoothly open our recreational businesses. As expected, they continue to achieve the additional requirements in addition to their many other responsibilities! Thank you!

Effective with the month ending 3/31/12, the allocation of \$44.09 for each assessment paid to that date has been transferred from the Operating account and deposited into a Restricted Capital account which has been established for the redevelopment of the barn/silo. The initial transfer, for 1500 lots paid a/o 3/31/12, was \$66,135.00. The same actions will occur monthly as additional assessment payments are received.

**DCCR Compliance:** The compliance officer training began the last week of March and the printing of reports, tracking system, and Policy are all completed. Throughout the month of April the compliance officer will further the training process, touring the Ranch and compiling a list of potential violations. During the month of May, the officer will begin stopping at locations where violations are observed and encourage/guide property owners toward compliance prior to June 1, when the progressive notification of non-compliance will commence with:

1. Friendly Reminder with 14 days to resolve issue – if not resolved then,
2. Notice of violation with 14 days to resolve issue – if not resolved then,
3. Referral to Attorney for legal action.

**Facilities:** The early spring has also put Ernie into high gear readying the facilities for opening! He is putting the finishing touches on the Cook Shack cabinets prior to completing the reinstallation. He is planning the annual pool painting task and deck refinishing prior to opening as spring weather allows (need successive dry days). Sherry will be rejoining our staff at the pool this year and Ernie is interviewing candidates to complete the staff requirements, after which the lifeguard certifications will be accomplished prior to an expected Memorial Day weekend opening. The tennis nets will be up as soon as the courts dry off.

It appears that we will have to comply with the new ADA pool accessibility standard by installing a lift in our pool. We are watching a possible delayed enforcement initiative while investigating the equipment options available. The cost of compliance cost could potentially be as much as \$5000 plus installation.



**Duffer's:** Duffer's will open for the season on Thursday evening 4/26. Operating hours will be evenings and weekends, and exact hours will be announced shortly for the spring season. Prices will remain the same as 2011 and we will be introducing Nachos this season! We are very pleased that Bob, Sheryl and Dianne will be returning this year!

### **Golf Operations**

**Pro Shop/Golf:** With an earlier than usual spring, Kurt has successfully gotten the Cedar Creek Course open for play, and the plan is to open Aspen Hills May 5. Pro Shop hours will start out at 9 – 5 weekdays and 8 – 5 weekends and will increase as weather allows. The Spring Special rate will be in effect until Memorial Day, \$24 for 18 holes including a cart and \$35 all day with a cart. We are pleased to have Phil, Vince and Shauna returning this year and will add some new golf staff, some of which will be moving from the golf course maintenance side. Korry Wheeler notified us this spring that he will not be returning, but will be pursuing his doctorate in physical therapy. Many thanks to Korry for his many years of dedicated service to the golf program at SVRA; we wish him all the best in his new endeavor.

We will carry a full inventory of the golf accessories for our golfers; however, in response to current economic times, we will maintain a reduced inventory of stocked clubs and clothing items. We will again offer competitively priced custom ordering for everything a golfer might want, and an exciting club demo program for the new 2012 clubs from Callaway and TaylorMade. We will be offering some spring specials in the Pro Shop. Watch your e-mails for those opportunities or stop in often.

This season we will be introducing our new customer evaluation program "Chip In," allowing our customers the opportunity to complete a brief evaluation card designed to measure the key elements that shape a golfer's decision regarding which course to play. The customer evaluations will be perpetually compiled to measure our quality of customer service.

**Golf Course Maintenance:** Once again we are very pleased to have the majority of our experienced crew returning to work with us this season. Blair, Dave, Chris, Jim, Mark, James, Doug and Roger are all returning and will be augmented with a few new crew members. Cedar Creek will continue to be cleaned up as weather permits over the coming weeks, and set up (ball washers, benches and garbage cans, etc.) will continue as well. Tees have been aerified and over seeded. The revamping of the irrigation at the #1 tee box is complete and the routing of lines for the driving range is in place. The cart path will be completed within the next few weeks. Aspen Hills will be prepared for opening May 5. It is planned to also have the #2 tee box completed at Aspen prior to opening. The AH #8 blue tee box has been eliminated due to the road work and will be rebuilt once the road work is completed. The charging of the irrigation system has begun with no notable issues at this point. The well will also be fired up to check operation also. The de-sanding house was cleaned last fall at closing as part of our ongoing maintenance program. (Refer to Golf and Greens Committee Reports for additional information.)

**Cedar Creek Grill:** Deb is offering her new "spring menu" and the hours have changed to 9 – 3 Tuesday through Saturday, closed Sunday and Monday. Stop in and try the giant breakfast burritos!! Watch our e-mails for specials that Deb and Dan have to offer!

I am very pleased with the quantity and quality of employees that we are able to attract back each year, as it saves SVRA significant payroll dollars in training, while providing strong support for continuing the improvements we have put in place over the past two years!!

5. Old Business: None stated

6. New Business: None stated

7. For the Good of the Order: None stated

8. Adjournment:

- Secretary/Treasurer Daulton made a motion to adjourn.  
Director Izatt seconded the motion.  
Motion passed unanimously.

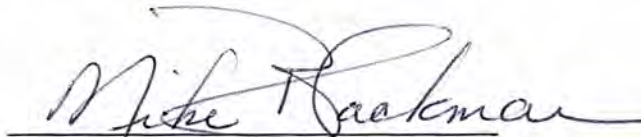
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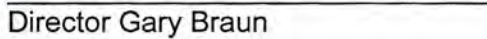
  
Chairman Jere Kovach

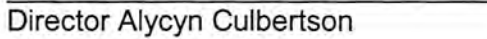
  
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