Star Valley Ranch Association

Board of Directors Meeting

April 20, 2013

9:00 a.m.

Town Hall

Mike Blackman: Chairman-absent

Ron Denney: Vice Chairman-via phone

Ann Earl: Secretary/Treasurer

Jere Kovach: Director-via phone

Derk Izatt: Director

George Toolson: Director

Robert Lujan: Director-via phone

**Call to order**:

Director Izatt called the meeting to order at 9:02 a.m. and stated that there was a quorum and called for the Pledge of Allegiance.

Director Izatt recognized Mayor Siddoway and Councilmen Ed Koch and Kent Harker from the Town of Star Valley Ranch.

1. **Adopt Agenda:\***
* Director Toolson made a motion to adopt agenda as amended.

 Secretary/Treasurer Earl seconded the motion.

 Motion passed unanimously.

1. **Approval of Minutes for March 2013 Board Meeting:\***
* Director Kovach made a motion to approve the March 2013 Board Meeting Minutes as written.

 Director Toolson seconded the motion.

 Motion passed unanimously.

1. **Standing & Special Committee Reports:**
	1. **Chairman’s Report: Director Izatt read the following report prepared by Chairman Blackman:**

Even though it is spring time, many of our members have not returned to the valley yet and several of our standing committees have not met and therefore will not have reports today. Those committees that will not have reports are as follows:

1. The Utilities Committee

2. Master Planning Committee

We anticipate these committees gearing back up as the weather improves and more people return from their winter residences during the next month.

As you will hear from Bob Lujan later, the Barn/Silo Committee did not meet but the project has been moving forward. We have discussed the pros and cons of all the drawings and we have, what the Board believes, is a final set of conceptual drawings. It is the Board’s goal to have the new drawings ready by the next Board meeting for a formal presentation to include the architects for further comment. I am very excited about these new drawings and thank all who participated in this project for their comments; I think we have a better project because of this cooperation. Responses to every comment that was made during the first three months of this year will also be prepared and will be published on the Association website just before the May 18 meeting.

The next important item before the Board is the election of new Board members at the annual meeting. To accomplish this we established a calendar of milestones. Election packets have been available at the Association offices since April 1. The deadline for returning the packets is 4 pm on Tuesday April 23rd.

Finally, the Board has been working with the Town Council to prepare a joint resolution that attempts to define the areas of responsibility of each party and pledges a spirit of cooperation. This resolution is shown on the screen. (shown here)

At this time I would entertain a motion from the Board to approve this resolution.

* Director Toolson made the following motion: I move that the Board of Directors approve the Joint Resolution Statement of Responsibilities between the Town of Star Valley Ranch and the Star Valley Ranch Association as written.

Secretary/Treasurer Earl seconded the motion.

Motion passed unanimously.

* 1. **Finance & Legal Report: read the following report prepared by Chairman Blackman:**

The Finance and Legal Committee has not met since the last Board meeting in March, however, the various lawsuits did continue.

The lawsuit concerning the DCC&R’s is still in dispute and is back in the hands of the Judge. Our attorneys have prepared our response to the Judge’s last ruling. As a result of this response, there is a telephonic hearing set for May 9, 2013. After the judge rules on this hearing the Board will make a decision of what to do next depending on the results. We are keeping all of our options available at this time.

The Fence lawsuit is continuing as we have supplied the information requested by the plaintiffs.

* 1. **Architectural Control Report: General Manager Sessions gave the following report:**

Five applications have been processed since the last BOD Meeting:

* House Addition – Approved
* Front Yard Landscaping - Approved
* RV parking Space – Disapproved
* Deck - Approved
* Deck – Under review by committee members
	1. **Golf & Greens Report: Director Toolson gave the following report:**

“A short version of Golf & Greens report since there is still several “White” drifts throughout the two golf courses.”

“The BAD News”

We’re not golfing yet!

The “Better” news;

New Pro Shop merchandise is now arriving for the 2013 season,

Customers needing “Special” orders from Pro Shop are welcomed,

Demo clubs for this year include Callaway & Taylor Made,

The front of the new driving range tee box finish grade has been completed along with the #1 tee box,

All 27 greens came through the winter in great shape,

Many more On-Going projects for both courses should be completed soon,

During the bad weather days equipment maintenance for upcoming season is being completed.

The “Best” news;

Kurt & Kirk are crossing their fingers in hopes of opening Cedar Creek course a week from today on April 27th.

Early season Pro Shop hours will be 10:00 AM to 5:00 PM daily until weather gets warmer

Aspen Hills opening date not yet determined.

1st Golf & Greens Committee meeting to held on Monday, May 13th on the 2nd floor of the Silo @ 3:00 p.m.

* 1. **House & Entertainment Report: Secretary/Treasurer Earl gave the following report:**

We had our annual Easter Egg Hunt Saturday, March 30th, which was a great success. I would like to thank the following people for volunteering their time to help with this event: Tallia Booker, Ernie Bigelow, Kathy Vance, Bob and Sheryl Manning, & Deb and Dan Valdez.

The second annual SVR Art Show is going to be held May 3rd – 11th at Town Hall. The show will feature works from local artists. This year it will be open all week to give everyone a chance to enjoy.

* 1. **Election Committee Report: Secretary/Treasurer Earl gave the following report:**

I have talked to Ann Blakely to help as the Election Chair for the Election Committee.

* Director Earl made the following motion: I move that Ann Blakely be approved as the Chairman of the 2013 Star Valley Ranch Association Election Committee.

Director Toolson seconded the motion.

Motion passed unanimously.

Anyone interested in helping stuff envelopes for the Annual Newsletter May 13th at 8:00 a.m. we could really use your help.

Boyd Siddoway asked how many people were signed up to run for the Board.

Ann Earl stated that while several packets have been picked up there has only been one nomination packet returned. The deadline to return candidate nominations is Tuesday, April 23 at 4:00 p.m.

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

There are 3 noncompliance issues currently open. There was 1 repeat noncompliance issue reported this past week. With the snow leaving all of these should be addressed promptly.

* 1. **SVRA Barn/Silo Redevelopment Report: Director Lujan gave the following report:**

We have been communicating with the Architect Firm of Dubbe/Molder. We requested they prepare several different schematic drawings of the new Barn/Silo redevelopment project, taking into account feedback received from Association members. The Board has reviewed the schematic drawings and with a majority vote selected the drawing they felt best met the overall needs of the Association membership. We are currently in the process of finalizing the schematic drawing selected and our intent is to have the Architect firm of Dubbe/Moulder present the selected schematic, to our membership, at our next Directors meeting on May 18th, 2013. The selected schematic incorporates designated areas for pool tables, kitchen, dining, bar, meeting room, and a larger multipurpose area for plays, meetings etc. Also included are office space, pro shop, general storage and some golf cart storage.

We are also working on the next phase of the project which will involve construction drawings and the bidding process. Prior to the May 18th meeting we will post to the SVRA website, under Barn/Silo Redevelopment, responses to the questions raised by our membership regarding the Barn/Silo Redevelopment project. Our goal is to continue with the time frames previously established and begin the demolition/construction process in the fall of 2013.

1. **General Manager’s Report:**  **General Manager Sessions gave the following report:**

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

**Assessments**

**2009 Lawsuit Collection Status:** 12 Lots (.6%) have not paid in full (4 foreclosures).

**2010 Assessment Status:** 18 Lots (.89%) have not paid in full.

**2011 Assessment Status:** 27 Lots (1.3%) have not paid in full.

**2012 Assessment Status:** 80 Lots (4%) have not paid in full.

**2013 Assessment Status:** 1642 (81.5%) of the 2014 lots are paid in full which is 35 more than last year and 70 less than 2011. Accounts with outstanding balances were sent late notices on April 7.

**Business Activities:** For the month of March, the allocation of $20560.00 (514 lots X $40 for each assessment paid) was transferred from the Operations Checking account into the Restricted Capital account for the Barn/Silo Redevelopment. There was an additional transfer for the 2012 calendar year Assessments amounting to $264.54 (6 lots X $44.09). These transfers bring the account balance to $137,294.89 including accumulated interest.

An overview of SVRA Financials finds the YTD March Gross Profit at budgeted levels, Total Expense at 15.4% better than budget, resulting in year-to-date Net Ordinary Income prior to Depreciation at 6.4% better than budget. The audit of 2012 financial records has been completed and we plan on David DeCoria presenting the audit results at the Annual Meeting.

**Golf Operations**

**Pro Shop**: New merchandise deliveries for the 2013 season are ongoing as are preparations for the opening of Cedar Creek on Saturday April 27 (weather permitting). Pro shop hours will start out at 10 AM – 5 PM daily until the weather warms up and morning frost subsides. An opening date is yet to be determined for Aspen Hills.

**Golf Course Maintenance:** The staff has been getting the equipment ready, supplies ordered and the irrigation system prepared in anticipation of the season opening. Some prep and planting has also been done to the slopes of #1 Tee box and the driving range to avoid erosion. The greens again came through the winter in outstanding condition and are ready for opening. The snow on the fairways is melting much slower due to the packing done by snowmobiles over winter.

**Facilities:** Ernie continues to prepare facilities for opening and will continue with water turn-ons, equipment startups and overall cleaning and repairs as needed in preparation for openings.

**Duffers’:** Bob and Sheryl will return to greet you at Duffers’ this year. We plan on opening Friday May 3.

1. **Old Business: None stated.**
2. **New Business: None stated.**
3. **For the Good of the Order:**

The following comments and feedback were made from the floor and responded to by the General Manager and Board of Directors.

Mayor Boyd Siddoway: I met with the Board on Thursday night. The Town has found another piece of steel pipe. We have about $200,000 left from the grant to replace the steel pipe. The pipe that we found is located from the intersection of Ridgecrest up to the silo, wraps around and hooks in with the pipeline that is coming down the #1 green headed this way. At that meeting I asked you all to pass a motion of support for this project. We are going to have some conflicts with the traffic and that road. Our intent is to put the pipeline in our road right-of-way. We want to start this project around the last week in May. It will take 3-4 weeks start to finish.

* Director Kovach made the following motion: I move this Board express full support and authorization for any needed easement to complete the water line project around the current barn/silo complex.

Director Toolson seconded the motion.

Motion passed unanimously.

Don Azevedo: Will the resolution passed today shift all architectural responsibilities to the Town.

Director Toolson stated that the building permit portion of it falls under the DCC&Rs.

I am the one person who has submitted my Board of Director candidate nomination packet. I would like the approval from the Board to get a detailed copy of the financials. I spent some time with Kirk, but it just alluded to a little more confusion as I looked online at the information he suggested. I would like to have some time to look at the financials and see where we are spending our money.

Director Toolson suggested that Mr. Azevedo get with Mr. Blackman and Mr. Sessions to get your detailed reports.

Don Azevedo: According to the By Laws and Articles of Incorporation I need the Board approval to get details.

Director Toolson stated that without Chairman Blackman here as the Chairman of the Board and the Chairman of the Finance & Legal Committee you won’t get approval from me today.

General Manager Sessions added that the budget is available to every member to view. It includes every line item in the budget. The only stipulation is that it cannot leave the office.

Director Izatt suggested Mr. Azevedo go to the office and view the 400 line items, if there are more questions after doing that come back and we can address that issue.

1. **Adjournment:\***
* Director Toolson made a motion to adjourn.

Director Lujan seconded the motion.

 Motion passed unanimously.

Meeting adjourned at 9:37 a.m.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Chairman Mike Blackman Vice Chairman Ron Denney

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Secretary/Treasurer Ann Earl Director Jere Kovach

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Director George Toolson Director Derk Izatt

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Director Robert Lujan