

STAR VALLEY RANCH ASSOCIATION
BOARD MEETING MINUTES

August 16, 2008
SVRA Barn/Silo
9:00 AM MST

Present: Dave Ward, Jan Johnson, Paul Weber (joined late), Ron Meeks Curtis Cheshier, Kathy Dietz

The meeting is called to order by Mr. Ward at 9:04 AM.

Pledge of Allegiance.

Minutes from Previous Meeting were approved with the following amendments:

- Technical Difficulties with the phones – why some board members were not present last meeting
- 760 Pounds of Weeds removed from Ranch, not 790.
- DCCR's Opt Out is NOT in place

Chairman Ward opened the floor to member comments and concerns from the membership. Comments were as follows:

- Brian Dawe: Consider suspension of the DCCR enforcement, drop all legal action pertaining to current lawsuits, begin to work on passing DCCRs that are passable to the town.
- Marie Cazier: Asked the board were the General Manager is. Asked the board to hire one soon.
- Mike Blackum: Asked the board to continue enforcement of DCCRs. Stated that very morning he counted – 4 boats, 14 RV's – 10 cargo trailers, before he attended the meeting.
- Jake Matigjic: Ask the board to not enforce the DCCRs. He added it has been more than 30 years since they were enforced, why enforce them now? Added that too much of the SVRA money goes to this.

Agenda was adopted with an addition by Director Dietz regarding cancellation of the golf surcharges. Motion made by Director Johnson, Seconded by Director Cheshier.

Chairman Ward commented on the status of the board hiring a general manager. He noted that 30 resumes were received, 5 were chosen to interview.

Chairman Ward informed the membership of the change in management in the Star Bar. DaVonna Frazier will now be the manager of the bar.

Legal Report:

Chairman Ward has met with the SVR Association Attorney Jim Sanderson. The discussion was regarding the Associations authority to operate the Bar. Mr. Sanderson advised there is no issue as long as the Bar benefits the membership.

Finance:

Chairman Ward asked Mr. Gene Root, Chairman of the Finance Committee to report. Mr. Root reported the following:

- The association is in good financial standing and operating within budget in most areas.
- Less than 1% of the membership is delinquent.
- Golf cart repairs has brought in \$3,000. The Board will review this to ensure worth.
- Golf Merchandise is \$75,000, budget is \$175,000. Not expected to meet.
- Green Fees is at \$62,000, budget is \$102,000. Down 40K at this time.
- Administration costs are down primarily because of the salary of a general manager.
- Utilities are on target
- Professional Services are on target
- Facilities expenses are over due to Silo repairs, cook shack repairs and a few other unexpected repairs.
- Golf is within budget. Point of Sale system is causing some problems due to the communications with Quickbooks. The biggest problem is in the Lounge.

- Greens facilities are under budget on salaries.
- Lounge is not on target and over budget due to opening costs. Over budget on Entertainment expenses.

Balance Sheet is going to be re-evaluated to make it easier to understand. Currently we can not identify the actual working capital.

The finance committee was nominated:

Bob Bessley	Boyd Gee	Jim Vandell	Gene Root
Dave Ward	Ron Meeks		

Motion was made by Director Jonson, Seconded by Director Dietz, carried all in favor.

Golf:

Director Dietz reported the following:

- Golf was slow at first but is on the rise.
- There is a 26% Margin to budget
- Pro Shop clothing is not only golf related, members are encouraged to check it out.
- SVRA asked to allow the SV High School athletes to utilize the Golf Course on 9/10/08 for a cross country tournament.

Motion was made by Director Dietz, Seconded by Director Cheshier.

Greens:

Director Jonson reported the following:

- Thanks offered to 19 volunteers for re-graveling the golf paths.
- Greens employees will soon be posting white boards to advise golfers of areas which are being fertilized and prepared for fall and winter season.

Director Johnson made a motion to add Dirk Isaac to the Greens committee, Director Dietz seconded, the motion passed all in favor.

Director Weber joined the meeting.

House and Entertainment:

Director Weber had nothing to report:

Utilities:

Director Cheshier reported the following:

- The fuel storage tanks will be removed on the 28th.

Architectural:

Mr. Beck reported the following:

- 2 new home starts were approved making the grand total for the year of 16.

Long Range Planning:

Mr. Daulton reported the following:

Long Range Planning is working on current items in the pipeline, no major changes to report.

DCCR Revision Committee:

Mr. Angelovic reported the following:

- Received good input from the annual meeting survey. Working on grouping the items into the most important 10 which have a chance of getting the 70% approval to pass.
- Mr. Angelovic asked the board to approve a mailing to all members for additional input on the top 10 issues.

Director Jonson made a motion to accept a mailing providing it doesn't exceed \$2,500, Director Meeks seconded, motion carried all in favor.

FISC III:

Director Jonson reported the following:

Currently there are 918 signed forms.

Director Meeks made a motion to start the process over and reduce the asking price to \$72,000 which is the amount already paid to the association from the town. Director Weber seconded the motion, the following discussions were heard.

- Director Dietz, Chairman Ward and Director Jonson feel the price is fair due to property selling adjacent to the stated property.
- Director Weber recommended a professional appraisal be obtained.
- Member Jim Wheeler worked with an appraisal officer personally. He stated there was a distinct effort made to identify the selling price, the problem was no comparables.
- Member Andy Moffett encouraged the public to simply transfer the property. Chairman Ward believes the Association should sell due to the member owners vs. actual residents issue the community has.
- Director Dietz stated the Town has more financial resources for improvements and that the Association should not give the property away, rather they should sell it.
- Member John Daulton voted for FISC III, Town Hall and Postal Facility. He stated the Association and the Town alike need the money associated with the property sell price.
- Director Jonson stated this is not complicated and wouldn't be an issue if the Association was selling to another entity besides the Town.
- Member Brian Dawe stated there is a direct distinction in the issue and hopes the Association and Town will re-negotiate the price.
- Member Boyd Siddoway stated the following:
 - The price of 350,000 is OK. We want to reduce the annual dues and this would help
 - He stated there are a number of people who would benefit, not just the town, he wants all to benefit, residents and members alike.
- Member Kathy Daulton had some procedural questions:
 - Getting such a large vote, what is the cost for starting over? So far it has cost close to \$2,500. per feedback from Director Jonson. She is also concerned regarding the cost of starting over.
- Chairman Ward stated we would be breaking a contract which would have legal ramifications.
- Member Fred Whorman stated he thinks we have all lost site of our objective.
- Member John Parrott stated he purchased his property in 1978 and moved here full time in 2003. He reminded everyone of common courtesies and not to interrupt others when they are speaking. This is an important matter and everyone has the right to speak. He believes it is time to get the community together and we need to use common sense when doing it.
- Member Brian Dawe asked were we got the authorization for a contract of the sale. When was it approved?
- Member Boyd Siddoway identified the contract as a lease purchase contract.
- Chairman Ward asked Director Meeks to restate his motion.

Motion to renegotiate the purchase price of the stated land was made by Director Meeks, seconded by Director Weber, motion failed with the following vote.

Meeks, Cheshier, Weber supported motion

Ward, Jonson, Dietz opposed motion.

Subject will be re-introduced at a later time.

General Manager Report:

Director Ward reported the following:

- Member services coordinator Kelly Alldafer has resigned, Billee Jean Brown will be replacing her.

OLD BUSINESS

1. Chairman Ward informed the membership of the progress of the water system mapping. Advanced Engineering has completed and it is now been passed to the Town.
2. Chairman Ward collected signed code of conduct forms from the other board members.
3. A review of the netting for golf course safety, netting will not be needed on the driving range. Low Flight balls, posted signs for iron only and warning signs will be requested in affected areas.

NEW BUSINESS

1. Chairman Ward presented the revised Joint Resolution with the Town regarding responsibilities of each entity. Director Jonson motioned to accept, Director Dietz seconded the motion. Director Meeks motioned to table until it could be reviewed further within the board. Chairman Ward identified that it is a living document and all is

- accurate as of the time of signing. Motion was made to accept by Director Jonson, Seconded by Director Dietz, Motion Carried 5-1. Director Meeks opposed motion.
2. Director Ward informed the membership regarding a Wyoming Business Council (WBC) grant the Town can apply for and pass on to the Association. This grant will allow the Association to have a building review done on all the structures owned by the Association due to its non-profit status. Motion was made by Director Meeks to allow the Chairman and Vice Chairman to work with the Town on this grant. Motion was seconded by Director Cheshier, Motion carried all in favor.
 3. Chairman Ward reported there were repairs that need to be done on the Cedar Creek Well, he proposed we authorize a max of \$5,000 to be used for the repairs. Director Cheshier indicated it should be taken from the irrigation fund. Director Jonson moved to approve, Director Meeks seconded the motion. Motion passed all in favor.
 - a. Jake Matijik asked why a cap was placed and suggested we spend the money if the repairs need to be made.
 4. Interim DCCR Enforcement Policy – Chairman Ward noted the policy has been in effect for many years, but not enforced. Member Jim Vandell asked if it was the current policy and Chairman Ward replied that it is. Chairman Ward indicated the policy could be picked up in the office and would be send through the Association Email distribution list. Member Brian Dawe asked the Board to get a legal opinion of the document.
 5. Chairman Ward asked the board to approve a 5 year lease with the owners of the Goofy Bear Restaurant in the Silo. Currently they are on a annual lease with option of renewal. Director Dietz authorized Chairman Ward to work with the lease. Director Weber motioned to accept, Director Jonson seconded, motion passed all in favor.
 6. Director Dietz recommended we cancel all the golf surcharges. These funds will be classified as revenue only and will benefit the membership. Director Meeks motioned to accept the surcharge waive, Director Cheshier seconded the motion, the motion carried all in favor.

Adjourn:

Director Cheshier motioned to adjourn, Director Jonson seconded the motion. The motion carried all in favor.

Minutes Approved:

Dave Ward, Chairman

Curtis Cheshier, Vice Chairman

Ron Meeks, Secretary/Treasurer

Jan Jonson, Director

Paul Weber, Director

Carl Brown, Director

Kathy Dietz, Director