

Star Valley Ranch Association
Board of Directors Meeting
August 20, 2011
9:00 a.m. Town Hall

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

Call to order:

Chairman Kovach called the meeting to order at 9:00 a.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:

Director Gary Braun made a motion to adopt the agenda as written.
Vice Chairman Mike Blackman seconded the motion.

Motion passes unanimously.

2. Approval of Minutes for July 2011 Board Meeting:

Director Braun made a motion to approve the July 2011 Board Meeting Minutes as written.
Director Toolson seconded the motion.

Motion passes unanimously.

3. Standing & Special Committee Reports

A. Chairman's Report: Chairman Kovach gave the following report:

In last month's report I outlined the process the board was following in an attempt to vacate lots 11, 12, 13, 14, and 85 from plat 17 and lot 38 from plat 13. We were successful in obtaining the approval of the Lincoln County Commissioners and filed the necessary affidavit with the Lincoln County Clerk. The vacation process has been completed for the six lots and they are now part of the common area. We are ready to begin the application procedure for the Town of Star Valley Ranch to rezone the lots as Private Recreation.

As you see, we are missing two directors for this meeting. The five of us present are all retired. The two absent directors are both working full time. Alycyn was offered a six month contract to train new IRS agents at the IRS training facility in Georgia. Her contract expires March 16, 2012. Alycyn and her husband, Lee, left for Georgia earlier this week. Derk is meeting today with clients in Salt Lake. Both will try to be available via cell phone if we need them.

During the winter months there may be meetings when only one or two directors are present in person. We will make every effort to have a quorum present using phones and Skype.

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

The Finance and Legal Committee met on 8/1. Kathy Schooner presented an in depth analysis of all the various reconciliations that happen each month. The reconciliation of credit card transactions is very time consuming. The committee is going to analyze the differences in reports among the various card companies and possibly make a recommendation on which cards to continue honoring.

We discussed the process followed for the partial vacation of lots.

We discussed the Community Center Committee progress.

This concludes the F&L report.

C. Utilities Report: Director Toolson gave the following report:

After many man hours of SVRA employees & others, the Green Canyon dog house has been cleared of several tons of sand & we now have water for both golf courses.

We also had a joint meeting between the Association, the Town & LVI to discuss other maintenance problems up Green Canyon. LVI representatives have agreed to do their share with an ongoing maintenance program, including some road repair from a partially washed out road.

We are now awaiting the outcome of the August 15th meeting of the State of Wyoming Water Board of Control in reference to Green Canyon Point of Diversion project.

This concludes the Utility report.

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

Since the last meeting, the Architectural Committee has approved 3 more projects. The projects were as follows:

- 1 New home permit
- 1 Garage remodel
- 1 Fence and cart garage

The Architectural Committee also approved the continuation of an old permit for the extension of a roof over a deck.

To date the Architectural Committee has approved a total of 22 permits and declined approval of 3 permits.

The Architectural Committee has also developed a policy for the submittal of exceptions to the current Architectural requirements that will also be applicable to other areas of the Association business should it be needed.

**SVRA Operating Policy
Variances to Policy**

The Architectural Committee, and/or the SVRA Board of Directors may consider variances to the policies that they administer, however the variances must conform to all of the conditions described below. The person requesting the variance will be responsible for submitting their

variance request by providing the Architectural Committee or the Board of Directors, in writing, the name of the person(s) requesting the variance, the date of the request, the address of the lot and the lot and plat number along with the responses to the following conditions:

1. **Special conditions and/or circumstances exist.** If there are special conditions or circumstances that are peculiar to the land or building or other condition for which a variance is sought that does not apply generally to land, buildings or other condition in the neighborhood.

2. **Not a result of the applicant.** The special circumstances or conditions have not resulted from any act of the applicant that was intended to circumvent the Policies of the Board of Directors for the Star Valley Ranch Association.

3. **Strict application is unreasonable.** The special circumstances or conditions are such that strict application of the policy would either deprive the applicant of reasonable use of the land or building or create a hardship on the applicant far greater than the protection afforded to the community by the policy sought to be varied.

4. **Minimum variance.** The variance requested is the minimum necessary to make possible the reasonable use of the land or building.

5. **Not injurious to the neighborhood.** The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is requested and is otherwise not detrimental to the public welfare.

6. **Harmonious with policy.** The granting of the variance is consistent with the general purpose and intent of the policy concerned.

All committee decisions will be based on the information supplied by the applicant and will be at the discretion of the Architectural Committee for issues involving the Architectural Committee. All variances will be approved by the SVRA Board of Directors. The applicant will be informed of the decision of the Architectural Committee in advance of the meeting in which the variance will be discussed with the SVRA Board and the applicant may attend said meeting if they so desire.

The policy basically mimics the Town P&Z variance policy. The policy places the burden on the applicant to formally state their reasons for the variance request and allows for the various committees to make the decision. All decisions would be reviewed with the Board of Directors before becoming final and allows for notification of the applicant of the pending decision and discussion with the Board to allow the applicant to attend the meeting to further state their case and understand the final decision.

Vice Chairman Blackman made the following motion: I move that the Board of Directors approve the Variance Policy as presented today, August 20, 2011.

Director Braun seconded the motion.

Motion passes unanimously.

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

We had an excellent July this year in our golf business. July golf rounds were up over 13% from a year ago and our overall rounds from May through August 17th are 11,457. This is down just 2.3% from 2010 in spite of the bad weather in May and June. Our reduced rates, excellent course conditions and some positive advertising in several local papers have helped our cash revenue.

Both our golf courses are still in excellent condition and both the Golf Committee and the Greens Committee met this week. In the last month we have had 5 very successful golf tournaments. The Member Guest Tournament played 96 players this year and the Ladies Rhinestone Invitational played 76 ladies. The Maverik Tournament added another 120 players and the Aspen Hills first ever night tournament filled nearly immediately this year. The JR Simplot Company tournament is here today with over a 100 players.

We have identified the golf cart paths to be concreted within the next two months and the request for bids will go out next week. The paths chosen this year by the Greens Committee are the North side of the # 1 green to the road and the path from this same road past the men's tee boxes to the bridge on the #2 hole at the Cedar Creek Course. These new cart paths are already laid out in chalk and will continue to improve the coursess condition and value. Also chosen is the cart path west of the Aspen Hills #7 green and up the hill to the #8 new tee box. If this scope leaves a little excess project funding, the Cedar Creek #4 hole from the bridge to the ladies tee box will also be completed this year.

Our Course Superintendent, Kurt Richmond and his staff have corrected the sand and filter problems from the heavy runoffs and the electrical problems have now been identified and nearly all corrected. We have a lot of irrigation water this year and the irrigation ditch work we did has paid off with the heavy runoffs. The #8 tee box at Aspen Hills is also now open and turned out extremely well.

We'd like to give a special Thank You to the Ladies Golf Association for purchasing new outside chairs now used every day in front of the barn and all the ladies that collected and posted on the Barns South side, various posters and signs from memory lane and also to George Toolson for rebuilding the table tops. While the summer is quickly turning to fall we still have many wonderful days and several more great golf tournaments. Come join us.

This concludes the August 2011 Golf and Greens report.

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

The H&E Committee congratulates the SVRA Office, the Star Valley Arts Council, the Montana Shakespeare in the Park actors and our community on a terrific turnout for the live performance of **The Merchant of Venice in the Cedar Creek Park**. About 100 community members, relatives, friends and a good number of children brought chairs and blankets, and took advantage of the Mountain View Grill or brought their own food and drink for an evening of theater. It was an extraordinary venue, the weather perfect and the show very cleverly staged and acted.

H&E has 4 events coming up in the next few weeks, and the first is in progress right now! **The first annual Junk in the Trunk** community garage sale has been set up outside the **Barn/Silo from 9-1 today**. There is no charge for spaces, which are available for you, your car or truck and your garage sale items. Tables are available for \$5 each. You can all go shopping or grab your own space to sell your own stuff after this meeting.

The 18th Annual Arts and Crafts Fair will take place on Saturday, Sept. 3 from 8-2. Shauna Crittenden has gathered many crafters for your shopping enjoyment. There will be coffee, juice and donuts/rolls for sale, music provided by the Star Valley High School Bluegrass Band, and the Mountain View Grill will be cooking hamburgers and hotdogs outside the Barn from 11-1. Thanks in advance to all the volunteers that are helping to make the Arts and Crafts Fair a success.

The 3rd Dance at the Barn will also be held on Saturday, Sept. 3rd with DJ Dave from Crossroads Entertainment playing your favorite country and western dance tunes from 7:30-11 we will advertise throughout the Valley, so come along, bring your friends and boogie.

Finally, over the years, H&E has sponsored talent recommended by members from time to time, and we are pleased to be able to provide a venue for **Jeremy Threlfall, singer with Keven Kula on the keyboard**. They will present show tunes and country music on **Saturday, Sept. 10 at 7:00 in the Barn**. Marilyn Pope, a member of SVRA, will introduce Jeremy that evening. There is no charge, but donations are always appropriate for good music. See Jeremy's website at www.jeremythrelfall.com.* (please see end of report for updated cancellation information)

G. DCC&R Committee Report: Secretary/Treasurer Daulton gave the following report:

As you all know, the new single version of the DCC&Rs becomes effective on January 1, 2012, giving all of us time to think ahead and plan through the fall to work toward voluntary compliance. To that end, members of the DCC&R Revisions Committee plan to distribute an informative packet to every house on the Ranch, as well as to members via email and on the website prior to Labor Day.

The three documents that will be distributed are Highlights of the Revised Single Version and Related Policies, the Recreational Vehicle Parking policy and the Variance policy that was presented in the Architectural Report this morning.

**Star Valley Ranch Association DCC&Rs
Effective January 1, 2012
Highlights of the Revised Single Version and Related Policies**

If you own or live on property that is governed by the Star Valley Ranch Association, you are bound by the Declaration of Covenants, Conditions and Restrictions. The new single version of the DCC&Rs becomes effective on January 1, 2012, giving all of us time to think ahead and plan through the fall.

The DCC&R Highlights, Recreational Vehicle Parking policy and Variance procedure are included here so you will have the information you need to voluntarily be in compliance. Please read and keep these documents for your reference. See the entire DCC&Rs at www.svrawy.com.

1. Recreational vehicles may be parked or stored inside an attached and/or detached garage, inside an auxiliary building, inside a 6' privacy fence, on a single space up to 40'x13' on each lot where a residence exists. (See the attached RECREATIONAL VEHICLE PARKING POLICY for further details.)
2. Recreational vehicles may not be parked on the roadway or front yard at any time. However, they may be parked in the driveway for loading, unloading, temporary cleaning or visits not to exceed 72 hours. Recreational vehicles may never serve as principal or seasonal dwellings.
3. Construction of any kind requires that plans be submitted to and approved by both SVRA and the Town of Star Valley Ranch. (See FORMS and PERMITS at www.svrawy.com and PLANNING AND ZONING at www.starvalleyranchwy.org)

4. Fences may be built at the back and/or sides of the house within restrictions set forth in the SVRA Residential Fence Policy. (See FENCE POLICY and FORMS at www.svrawy.com)
5. Mercantile, manufacturing, mechanical or trade business is not allowed on any residential lot.
6. Lots are not to be used as a dumping ground for rubbish, trash, garbage or other waste.
7. Household pets are allowed. Dogs must be restrained to the property. Town of Star Valley Ranch licensing and leash laws apply.
8. Passenger vans and trucks up to 1-ton capacity may be parked in driveways.

Members are urged to download and review the entire revised single version of the SVRA DCC&Rs at www.svrawy.com. Town of Star Valley Ranch ordinances are available at www.starvalleyranchwy.org.

SVRA Office summer hours are Monday-Friday, 8 AM to 4 PM. Winter hours will be posted.
Phone: 307 883 2669; Email: svrawy@silverstar.com; Website: www.svrawy.com

SVRA Operating Policy Recreational Vehicle Parking

The purpose of the recreational vehicle parking policy is to clarify details on Article 7 Section 9 of the DCC&Rs and ensure recreational vehicles, motor homes, camp trailers, utility trailers, motorcycles, all-terrain vehicles, boats, personal watercraft, and snowmobiles are parked in designated areas and not scattered across any lot.

Recreational vehicles that are operational and/or current on registration requirements may be parked or stored in one or more of the following ways:

1. Inside an attached and/or detached garage.
2. Inside an auxiliary building with a minimum square footage of 120 sq. ft. and door sizes no larger than 6' wide by 7' high.
3. Small trailers or recreational type devices inside a 6' limited area privacy fence.
4. On a single space up to 40'x13' on each lot where a residence exists. (See details below.)

Recreational vehicles that cannot be accommodated above should be removed from the property and stored elsewhere.

The single space for recreational vehicles may only be on a lot where a residence exists. The space shall be a graveled or paved area up to 40' x 13' within the lot lines and situated beside or behind an existing structure. Lots adjacent to the golf course may not situate the RV space broadside to the fairway, but may park so that the front or rear is visible alongside an existing building. Parking on vacant lots is prohibited.

Recreational vehicles may not be parked on the roadway or front yard at any time. However, they may be parked in the driveway for loading, unloading, temporary cleaning or visits not to exceed 72 hours. Recreational vehicles may never serve as principal or seasonal dwellings.

Homes built prior to 2012: While this policy is written to address all situations, it is recognized that there may be circumstances beyond the owner's control that may need review as a potential variance. See the SVRA Variance Policy attached and on the website.

New Construction: In order to ensure that new residences can accommodate a space for recreational vehicles beside a structure and within the lot lines, a 40'x13' space must be designated on the lot maps presented to the Architectural Committee for approval.

Kathy Daulton made the following motion: "I move that the Board of Directors pass the Recreational Vehicle Policy as written, and that the requirement that lot maps for new construction include a 40'x13' space for recreational vehicles per the policy be included in the SVRA Architectural Control Rules and Regulations."

George Toolson seconded the motion.

Boyd Siddoway asked, "What is the enforcement date?"

Director Daulton mentioned that enforcement will start next spring. Director Braun said that we have not yet set a date but possibly the middle of May or the 1st of June.

Boyd Siddoway asked if we could grandfather some of these things. Since the approval of the revised DCCRs, I have seen people building pads. Are you going to grandfather these?

Director Daulton stated that we haven't addressed this specifically because the revisions do not go into effect until January 1st. We are watching these people now. On the whole most people are parking their RVs next to their homes or garage and the new RV Parking Policy that will be distributed to all homes prior to Labor Day spells out the requirements for placement.

Mr. Siddoway asked that the packet be sent out to Valley realtors and the SV Chamber of Commerce, so that potential members would know of the new regulations in place.

Ron Thacker, I would suggest that you enforce the DCCRs on January 1st, the day the DCCRs become effective.

Kent Harker asked if the 72 hour policy meant that you could live in the RV if you were visiting for only 72 hours.

Director Daulton said that she believed the policy allows a 72 hour stay.** (please refer to the end of the minutes for later clarification)

Director Braun said that he believed that the 72 hour policy is to load/unload a trailer. The 72 hour policy is something we need to revisit.

Jerry Kittleson asked what the enforcement will be for non-compliance. Kathy Daulton stated that we are working on that.

Chairman Kovach stated that we can send a letter to comply, a second letter, then an attorney can send a letter, and then file a court case.

Mr. Kittleson then asked if a policy will stand up in court. Several Board members answered that the BOD are not attorneys and we are really just relying on our attorney's advice.

Motion passes unanimously.

H. Master Planning – Community Center Project Team Report: Vice Chairman Blackman gave the following report:

The Community Center Project Team has been running at full speed over the last couple of weeks trying to get the Ready Community Grant and Loan application ready to submit. We prepared a slide presentation for a Public Hearing last week and were putting the actual application into a final form when the Wyoming business Council and the Wyoming Attorney General's office pulled the floor out from underneath us. The Attorney General's office said that they had originally misunderstood the lease and lease back arrangement and thought that the Town owned the Barn and Silo buildings. When it was clear to them that that was not the case they determined that the grant application would be denied as it was currently structured. We discussed this Thursday afternoon with the WBC personnel and are currently trying to determine if there is any expedient way to accomplish our goal of building the Community Center with the help of the grants available to the Town.

Right now we are exploring several options, but the Town and the Association will need to discuss this with their respective attorneys. So, for the current time we are on idle and will not try to meet the September 1 deadline for the Ready Community Grant. This grant will be available for applications again in March of 2012. Much of the work that has been done is applicable to the Community Facilities Grant which has a December 1, 2011, submittal deadline so we may be delayed by 6 months or so, but as of now we are still trying to move forward.

If we cannot work out anything that is acceptable to the WBC, the Town and the Association, the Association is also reviewing options that would allow us to phase in improvements over several years but still try to have a twelve month facility. We will continue to discuss our options over the next couple months.

Jerry Kittleson asked if we could think outside the box. What are the possibilities?

Chairman Kovach asked for more details.

Mr. Kittleson stated that he didn't have time to talk about it right now, but would be glad to meet with the Board about it.

The Board welcomed Mr. Kittleson's and any other member's input.

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

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

Assessments: 2009 Lawsuit Collection Status: Initially referred to Attorney – 97 Lots: 70 are paid in full, 25 have not paid in full (3 are making payments, 2 declared bankruptcy, 5 foreclosures). One SVRA foreclosure resulted in a judgment and one is still pending service to owners. More foreclosure proceedings should be pursued to bring the larger balances up to date.

H & E: Shakespeare in the Park was held Friday, July 29 as part of the Star Valley Arts Council summer activities and was a tremendous success for members and the Ranch! We will continue to work with the SV Arts Council to bring more of their events to the Ranch next summer. Refer to the SVRA website for the schedule on more upcoming events like Junk in the Trunk 8/20 and the Annual Arts and Crafts Fair 9/3.

Recreational Activities: Zumba continues to be a popular activity at 8:00 am on Tuesdays and Fridays in the barn.

Special Thanks! A special thanks to Sherry Langgle, Lee Saenger, Donna and Tim Thompson and Ann Earl for the new artsy/nostalgic look to the front of the barn and a clean refreshed look in the silo; to the SVRA Ladies Golf Association with some serious help from George Toolson for the new tables and chairs for the patio at the barn. Your combined efforts give the area a great new look to be enjoyed in far greater comfort!

Carol Warren asked about swimming pool closure date: We are driven by Mother Nature. As we get later into the fall, we will change our hours as needed.

Jerry Kittleson asked about adult supervision at the pool? Mr. Sessions stated that we have Sherry Langgle who is an adult, and several of our life guards are adults over the age of 18.

Chairman Kovach said, "I would like to say thank you to Kirk Sessions for the work he does. The job of manager is not an easy job. So thank you."

4. Old Business:

Director Toolson made the following motion, "I would move that we approve the minutes for the special Board of Directors meetings held June 21st and June 30th as written.

Director Braun seconded the motion.

Chairman Kovach stated that the purpose for the meeting held on June 21st was to get on record who the people on the election committee were going to be. He also added that the chairman of the Finance and Legal committee could function as the person in charge of the election, when the Secretary was not available.

The purpose of the meeting held on June 30th was before the BOD filed the DCCR affidavit with the Lincoln County Clerk to review the fact that during the DCCR campaign, we had said that emails and faxes were acceptable. We just confirmed that they were acceptable.

**Vice Chairman Blackman abstained.
Motion passes.**

5. New Business: none stated

6. For the Good of the Order:

Boyd Siddoway asked about the 2012 budget. He was concerned about the inconsistencies with the budget. He was concerned that budget changes be brought to the Board and let the Board vote to make the modifications to the budget.

Jere Kovach stated that if there are any specifics to the budget please provide them in writing to Kirk Sessions.

The General Manager has agreed to have a preliminary draft of the budget ready for the October Board of Directors meeting.

Secretary/Treasurer Daulton asked for an action plan for a request for funding be written and submitted to the General Manager.

Randy King mentioned that requests should go through the General Manager, as many requests will require several departments. This way Kirk can funnel the project to the right department managers.

Jere Kovach asked that if you haven't tried the Fox Run Park, please go out and try it.

Carolyn Koch said that it is a great opportunity for community involvement. Mrs. Koch stated the Town is willing to accept donations for Fox Run Park, such as trees. Please contact the Town of Star Valley Ranch to make a donation.

7. Adjournment:

Director Braun made a motion to adjourn.

Director Toolson seconded the motion.

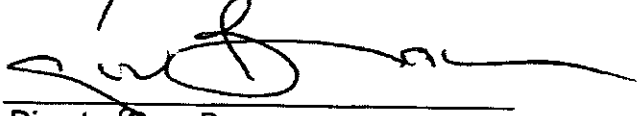
Motion passed unanimously.

Meeting adjourned at 10:15 a.m.


Chairman Jere Kovach


Vice Chairman Mike Blackman


Secretary/Treasurer Kathy Daulton


Director Gary Braun


Director George Toolson


Director Alycyn Culbertson


Director Derk Izatt

* Since the Saturday August 20th BOD meeting Jeremy Threlfall has had to cancel his performance on September 10th because he has put a tour together.

**Director Daulton double-checked and the policy allows 72 hour stay, as written in the Use Restrictions in the policy manual.