

Star Valley Ranch Association  
Board of Directors Meeting  
August 18, 2012  
9:00 a.m.  
Town Hall

Kathy Daulton Chairman  
Mike Blackman: Vice Chairman  
Ann Earl: Secretary/Treasurer  
Ron Denney: Director  
Derk Izatt: Director - absent  
George Toolson: Director - absent

**Call to order:**

Chairman Daulton called the meeting to order at 9:02 a.m. and stated that there was a Quorum and called for the Pledge of Allegiance.

Chairman Daulton recognized Ed Koch from the Town of Star Valley Ranch Town Council.

**1. Adopt Agenda:\***

- Vice Chairman Blackman made a motion to adopt agenda as written.  
Director Earl seconded the motion.  
Motion passed unanimously.

**2. Approval of Minutes for July 2012 Board Meeting:\***

- Director Denney made a motion to approve the July 2012 Board Meeting Minutes as written.  
Director Earl seconded the motion.  
Vice Chairman Blackman abstained because he was absent from the July 2012 meeting.  
Motion passed.

**3. Standing & Special Committee Reports:**

**A. Chairman's Report: Chairman Daulton gave the following report:**

Last month the Board announced that Director Alycyn Culbertson was resigning because her employment in Florida had been extended. We also announced a new Master Planning Development Committee and that the Architectural Committee needed new members. A special email was sent out to inform the community about the openings and to explain the role of each.

Four members inquired about the one-year Director appointed position that will end June 22, 2013. Two completed applications were received. It is my pleasure to announce today that Robert Lujan has been selected. Bob was a C.P.A. for the I.R.S. for 36 years. He has served the community and Association in many capacities – as chairperson for the 4th of July celebrations, president of the Men's Golf Association and the Tennis Club, and as a caller during the DCC&R approval process. Bob is an able communicator and is open to all ideas or points of view. He has agreed to coordinate the Barn/Silo redevelopment project.

I would accept a motion to appoint Robert Lujan to the Star Valley Ranch Board of Directors until the Election and Annual General Meeting on June 22, 2013.

- Vice Chairman Blackman made a motion to approve the appointment of Robert Lujan to the SVRA Board of Directors for a term to end on June 22, 2013, thereby filling the vacant position until the date of the next election.  
Director Earl seconded the motion.  
Motion passed unanimously.

Secondly, Joe Angelovic, a veteran on the Architectural Committee has agreed to chair that committee and I would accept a motion to that effect.

- Director Denney made a motion to approve the appointment of Joe Angelovic as the Chairman of the Architectural Control Committee.  
Vice Chairman Blackman seconded the motion.  
Motion passed unanimously.

Joe has three new committee members to be approved today. They are Bob Horton, Larry Sewell and Bob Lavery. I would accept a motion to approve these members of the committee.

- Director Denney made a motion to approve the stated members to the Architectural Committee.  
Director Earl seconded the motion.  
Motion passed unanimously.

Finally, Ron Denney will speak to the Barn/Silo Redevelopment Committee in his report later in the meeting.

#### **B. Utilities Report: No report.**

#### **C. Finance & Legal Report: Vice Chairman Blackman gave the following report:**

Since the last meeting the Board of Directors attended a meeting with the Town Council to discuss the proposed new zoning of the 6 lots that were vacated by the association in July of 2011 and one other Association lot. Although no agreement was reached, the parties were able to better understand each other's view point and worked together on the current draft of the Town's Proposed Zoning Ordinance 2012-06.

At the August 2012 Town Council Meeting the Association Board repeated its stance that the proposed ordinance creating a "Special Use" definition and including the lots as "Single Family Residential Special Use" was not needed. It is the Board's opinion that the current Private Recreation zoning classification better fits the past, current, and proposed future use of the lots in question. At the present time, however; the Board does not plan pursue other avenues to oppose the current proposed zoning ordinance.

The two other lawsuits are progressing their way through the legal system and nothing new has developed during the past month.

The Finance and Legal Committee is set to begin the review of the current budget and year-to-date actual financial results in preparation for developing the 2013 Budget and Annual Assessment recommendations.

#### **D. Architectural Committee Report: Vice Chairman Blackman gave the following report:**

Since the Board meeting in July, the Architectural Committee has reviewed 10 permit requests or variances. Of these 10 requests, 9 were approved and one was deferred pending further discussions with the home owner.

To date (in 2012) the Architectural Board has reviewed 32 permit requests, approved 30 and rejected 2.

The Permits reviewed since the last meeting are as follows:

RV parking areas or variances – 4

Dog Run – 1

Deck installation or modification – 3

New Garage – 1

Retaining wall – 1

The Board tried to take the comments received on the Architectural Control Regulations Operating Policy during the last meeting and make the necessary changes to the Architectural Control Policy. What is highlighted in green in the following draft are the changes made to the previously presented policy.

Vice Chairman Blackman read the policy in full.



# OPERATING POLICY

POLICY TITLE: ARCHITECTURAL CONTROL REGULATIONS					
SECTION	ARCHITECTURAL RULES AND REGULATIONS	NUMBER	7.1	DATE	8/18/12
REPLACES POLICY NUMBER: 7.1		TITLE: SVRA - Rules and Regulations Architectural Control			
DATE ADOPTED: 1994					
DATE REVISED: 2009					
CROSS REFERENCES:					
APPROVED:					
GENERAL MANAGER				DATE	
SVRA CHAIRPERSON				DATE	

The purpose of this revision is to update the scope of the work of architectural control. All buildings, including additions and alterations to existing buildings, on any lot of Star Valley Ranch Association will be accomplished in accordance with this Policy and in complete compliance with the DCCRs, and the Town of Star Valley Ranch Ordinances and Regulations.

Prior to the commencement of any of the following, the approval of the SVRA Architectural Committee must be secured:

- Construction or placement of a building,
- Modification or addition to existing structures,
- Construction/designation of an RV parking space
- Construction of a backyard fence,
- Construction of a dog run,
- Landscaping a front yard to ensure roads and utility easements are not obstructed,
- Changes to the exterior colors of a building to ensure harmony with surrounding environment.

## Application for Permit

The DCCRs should be referenced prior to the planning and development of any of the above activities as well as applicable SVRA Policies and the Town of SVR Ordinances and building requirements.

It is the homeowners' responsibility to obtain a building permit from the Town of Star Valley Ranch Planning and Zoning Board before any activities or work can be done on

the property. Each homeowner is encouraged to have a new survey of the lot to be sure of exact property lines prior to beginning any construction.

To obtain an SVRA Architectural Permit, an **Improvement Request Form** (available at the SVRA office) must be completed and returned with the following documents:

- If planning a new home or auxiliary building, remodeling or changing an existing structure, constructing an RV parking space, or landscaping a front yard the following documents apply:
  - Materials Description form (available at the SVRA office)
  - Lincoln County waste water permit
  - One (1) plot plan
  - One (1) complete set of building plans
  - Landscaping plan for front yard only
- If planning a fence or dog run, an **Improvement Request Form** (available at the SVRA office) must be completed and returned with the following documents:
  - Materials Description form (available at SVRA office)
  - Mutual Property Boundary Consent Form (if needed-available at SVRA office)
  - One (1) plot plan
  - Appropriate permit fee

#### Golf Course Lots

Building on a golf course lot has inherent problems which will be borne solely by the property owner, i.e. no nets, walls, or fences to protect property from golf balls or to inhibit a golfer from retrieving an errant golf ball.

#### For Sale Signs

One professionally prepared "For Sale" sign measuring no more than 24 inches by 30 inches may be displayed on a lot together with one attached top or bottom rider sign of 6 inches by 30 inches. Arrow signs either on or off the property, down the street at an intersection or crossroad is not allowed. Golf course lots are allowed one sign in the back yard that must meet the same size requirements and located on private property, away from the course. All "For Sale" signs shall be removed within one week following the closing of the sale.

#### Campaign Signs

Political campaign signs may be displayed during the course of a political campaign. No advertising signs other than those hereby expressly approved shall be displayed on any lot within Star Valley Ranch. Political signs must be removed the day following the election. Placements of political signs require the approval of the respective property owner.

#### Enforcement

The Association reserves the right to enforce, by any proceeding at law or in equity, all provisions of these Rules and Regulations (Architectural Control) and the Declaration of Covenants, Conditions, and Restrictions. In any action to enforce any of said provisions, including the defense of any of said provisions, the Association shall be entitled to a judgment for legal fees and expenses in the event that a court finds that a Member or Owner has committed one or more violations of said Rules and Regulations (Architectural Control) or the Declaration of Covenants, Conditions and Restrictions, or to restrain the continued violation thereof.

Disclaimers-

Star Valley Ranch Association, its Board of Directors or Architectural Committee shall not be responsible or liable for any structural defects in the plans and specifications, whether approved or not, or in any building or other structure erected according to said plans and specifications. Neither Star Valley Ranch Association nor its Board of Directors or Architectural Committee shall be responsible or liable for the location of Lot lines or boundaries, for the erroneous or improper location of boundaries, erroneous or improper location of buildings or other structures shown on the plans and specifications, whether approved or not, or for the erroneous or improper location of any building or other structure.

Star Valley Ranch Association nor its Board of Directors or Architectural Committee, nor any director or committee member, shall be liable to any Lot Owner or Member, or to any other person, for any damage or loss suffered, or claimed, on account of (i) the approval or disapproval of any plans, drawings or specifications, whether or not defective; (ii) the failure to enforce these Rules and Regulations (Architectural Control), the IRC/IBC, 2006 Edition, or the Declaration of Covenants, Conditions and Restrictions or to restrain a violation thereof; (iii) the failure to insure that all elements of the design and construction comply with these Rules and Regulations (Architectural Control), the IRC/IBC, 2006 Edition, or the Declaration of Covenants, Conditions and Restrictions; (iv) the construction or performance of any work on a lot, whether or not pursuant to approved plans and specifications, or (v) otherwise carrying out the duties or exercising the powers of the Architectural Committee.

During the discussion of this report, the following comments were made from the floor and responded to by the General manager and Board of Directors.

Ron Thacker: You may want to consider saying, "the code in effect," instead of stating IRC/IBC 2006 edition. That way when the Town decides to adopt a new set of regulations, you are not subject to having to change your policy or having a different regulation than the Town.

Vice Chairman Blackman stated that the Board will take that into consideration.

Ann Blakely: Asked about a permit fee for houses.

General Manager Sessions mentioned that there is no permit fee required for houses. The only permit fee required is for fences.

Russ Storbo: Will these new regulations trump Wyoming State Statute on trespassing?

Vice Chairman Blackman: Not that I'm aware of.

Russ Storbo: In your policy you are giving golfers the right to come into someone's property to retrieve balls.

General Manager Sessions: Our legal counsel has reviewed this policy in its entirety and has no issues with any of it.

Joan Wilde: I feel that I am being discriminated against. I feel you are giving more rights to golfers than other members.

When I read this, I read that it said you have to let people come onto your property to retrieve golf balls. I think it's a courtesy, but I don't think I have to. I think that should be clarified.

Safety issues need to be addressed. I have put up berms, to stop golf balls. I can't park a car in my driveway without getting hit with balls. I have protected my decks with netting. I don't know if that's what you're referring to in this policy, but safety should be a concern.

If I want to get a building permit, do I have to agree to this policy to receive a permit?

Vice Chairman Blackman: This is a policy to direct the Architectural Committee. I think what we are referring to when we mention nets, are the big net fences that can be found on other courses. Netting around your deck is not something I have an issue with.

Joan Wilde: Then you should specify that in your policy.

Vice Chairman Blackman: The DCC&Rs govern what can happen. You are bound to abide by the DCC&Rs. You can request a variance from the Architectural Committee if you feel like you need one. Any variance is reviewed by the Architectural Committee and Board of Directors.

Golfers are encouraged to respect private property.

Marie Cazier: I want to point out that we need to consider all the members of the Association. One thing that I am concerned about is having to approve the landscaping of the front yard. What about some of the front yards that are a mess.

Vice Chairman Blackman: We have a nuisance and trash type statement within our DCC&Rs and I believe that yards that are not maintained can be and should be considered under that statement and enforced as such. We are trying to do that as we go along.

Chairman Daulton: Marie maybe you could report your concerns with the office, and the office can then direct the DCC&R Compliance officer to go and check it out.

Vice Chairman Blackman: A lot of times we are unaware of issues, because they are not easily seen from the road, and we rely on neighbors to help us out.

Russ Storbo: What is the definition of front yard?

Vice Chairman Blackman: We don't have an official definition, I would say what fronts the house with the address. The sides would be past the front of the house. That would be an interpretation on the part of the Architectural Committee.

Clyde Cazier: When you purchase a golf course lot, you inherently know that you are on a golf course, and realize the risks when you buy that lot. You are accepting this, to some degree, when you buy on a golf course.

I have a problem with the front yard landscaping statement. Suppose I want to change the landscaping in my front yard. Why do I need approval to make those changes?

Vice Chairman Blackman: The reason is stated above to ensure that the roads and utility easements are not obstructed.

Ann Blakely: Please consider if there is really a good business reason to include the "ie" under golf course lots. This is a policies/procedures type document. I don't think we should put in this because I believe it is putting in more privilege and license than is the intent. So if there is a business reason the Architectural Committee is trying to address some other issue, state the issue you are trying to address instead of giving some in example phrase. I don't see in other places in the document where you have listed in examples, so I would suggest you consider that.

Vice Chairman Blackman: I think that fences are directly referred to in the DCC&Rs and we were trying to put into this what is in the DCC&Rs. I understand what you are saying. We are trying to give some guidance to the Architectural Committee too, so they can apply this as uniformly as possible. Thank you, we will take your comments into consideration.

Jim Vandel: Inhibiting a golfer from entering your property has nothing to do with Architectural control anyway. So I would take this out.

Vice Chairman Blackman: It does when it is a fence inhibiting a golfer.

Russ Storbo: It appears you are loading this with redundancies. If you have this information in the DCC&Rs why are you repeating it in policy, just reference the DCC&Rs. DCC&Rs are enforceable, are policies?

Vice Chairman Blackman: Yes

Chairman Daulton: Policy is used to implement the DCC&Rs. For instance, there is nothing in the DCC&Rs that say you have to build a house to code. In terms of this, we are repeating many things that are in the DCC&Rs, but the DCC&Rs are vague. There has been an Architectural Policy since

there was an early set of documents, which helped direct things like the election process, and an architectural code for the Architectural Committee. That architectural code was added to and added to and nothing was removed, and it was extremely repetitious. So in order to clean that up, and make it more useful, this is just a redo of that.

Russ Storbo: Will the membership be able to vote on this?

Chairman Daulton: No, policies are not voted on by the membership, they are voted on by the Board of Directors. We have policy for consistent decision making.

Marie Cazier: Can policy change the DCC&Rs?

Chairman Daulton: No, policies only clarify the things that are vague in the DCC&Rs.

Joan Wilde: I think that the Architectural Committee give "natural landscaping" as much consideration as formal.

Chairman Daulton: There is no stipulation on that. The reason for the landscaping is to ensure the roads and utility easements are not obstructed.

- Vice Chairman Blackman made a motion to table the approval of the Architectural Control Regulations Policy until the September Board of Directors Meeting.  
Director Denney seconded the motion.  
Motion passes unanimously.

Vice Chairman Blackman read the following policy in full.



# OPERATING POLICY

<b>POLICY TITLE: DOG RUN</b>					
<b>SECTION</b>	<b>ARCHITECTURAL RULES AND REGULATIONS</b>	<b>NUMBER</b>	<b>7.2</b>	<b>DATE</b>	<b>8/18/12</b>
REPLACES PORTION OF POLICY NUMBER: 7.1		TITLE: SVRA - Rules and Regulations Architectural Control			
DATE ADOPTED: 1994					
DATE REVISED: 2009					
CROSS REFERENCES:					
APPROVED:					
GENERAL MANAGER				DATE	
SVRA CHAIRPERSON				DATE	

A residential structure may have an attached or detached dog run located at the back or side of the house. A dog run at the side of a house will be approved only when location at the rear is impractical. A dog run cannot exceed 128 square feet, with a maximum height of 6 feet. Dog runs may be constructed of chain link, or acceptable fencing materials outlined in the RESIDENTIAL FENCE POLICY. Plans for a dog run must be submitted to and approved by the Architecture Control Committee prior to construction.

Vice Chairman Blackman asked for any comments.

No comments given.

- Vice Chairman Blackman made a motion to table the approval of the Dog Run Policy until the September Board of Directors Meeting.  
Director Denney seconded the motion.  
Motion passed unanimously.

**E. Golf and Greens Committee Report: General Manager Kirk Sessions read the following report prepared by Director Toolson:**

The "Golf & Greens" meetings were held on Thursday, August 9th at 2:00 & 4:00 p.m.

This was basically an open reorganizational meeting to get the groups back together and headed towards the 2013 season. Because of all the duplication of discussions in reference to golf operations in both the Golf Committee and Greens Committee, it is my intent to combine these groups into one, Golf/Greens Committee. The majority of members in these groups agreed. At this time there is a combined group of 15 "Volunteer" members plus, General Manager, Kirk Sessions, Head of Golf Operations, Kurt Richmond, Liaison to SVRA Master Planning Committee, Gary Braun, and SVRA Golf & Greens Director, George Toolson.

At this time, all major golf tournaments at Star Valley Ranch have been completed. The Ladies and Men's groups still have a few "Club" tournaments to play, along with the upcoming Night Golf Tournament on August 31st, and "Duffers' Magical Mystery TOURnament" in late Fall.

"Discussions also included"

- (1) The picking of 5 or 6 major tournaments for the 2013 season that the Pro Shop and members would really focus on to enhance the tournament experience and bring in more players.
- (2) Putting together a "Tournament Committee" that would give the Pro Shop staff some extra help on scoring, flights, riot control, etc. for our major events. The "Tournament Committee" at this time consists of Diane Burr, Donna Thompson, and Cathy Toolson. We will continue to attempt to "Pin Down" a couple of tournament wise men to help these gals out.
- (3) The future Golf Cart Trail Fee schedule for both "Season" and "Daily" fee amounts.
- (4) Signage on courses to direct visitors to the next unobvious hole location. (Cedar Creek #9 to #10, #2 to #3, etc.)
- (5) The future of Tuesday "Couples" league.
- (6) The possibility of resurrecting "Adopt a Hole" program.
- (7) Ongoing "Fall" projects Kurt Richmond and staff are attempting to complete

The next Golf/Greens meeting will be Tuesday, September 4th @ 3:00 p.m. at the Silo.

George Toolson  
Golf/Greens Director

**F. House & Entertainment Committee Report: Chairman Daulton gave the following report**  
**A major task of the H&E Steering Committee is to recommend an annual schedule of events and to create a budget request for the Board.** We will begin by evaluating the success of events that have been sponsored this year to determine which to continue, and then to review any new requests from the committee or from members. In order to clearly understand a new event idea, the committee has developed an Event Proposal Form. We need these returned to the office either by e-mail or by hand before Wednesday, September 5th, so that the calendar and budget can be formulated.



## H&E Sponsored Events Proposal Form

The H&E sponsored events schedule and budget are developed in the fall for the following year. Events must fit within the H&E Mission, *"...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."* Events are subject to the overall SVRA schedule and the H&E budget. Completed proposal forms are required for events to be considered.

Name(s) of proposed event coordinator(s): \_\_\_\_\_

\_\_\_\_\_

Phone(s): \_\_\_\_\_

\_\_\_\_\_

E-mail(s): \_\_\_\_\_

\_\_\_\_\_

Description of proposed event (may be continued on a separate page): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Do you have the manpower to create this event? \_\_\_\_\_

Do you have computer/technical help to create documents and run equipment needed? \_\_\_\_\_

Who is the audience for this event? Number expected? \_\_\_\_\_

\_\_\_\_\_

Desired day/date/time of event? \_\_\_\_\_ How long will it last? \_\_\_\_\_

Time needed for set-up or rehearsal prior to event? \_\_\_\_\_

Venue, facility arrangements and equipment needed? \_\_\_\_\_

\_\_\_\_\_

Entry fee or charge for event? \_\_\_\_\_

H&E sponsored events are included on our annual calendar and advertised through the website, emails, marquees, your event posters on SVRA bulletin boards and through the newspaper. Facility fees can be waived. Completed applications should be emailed to [svrawy@silverstar.com](mailto:svrawy@silverstar.com) or delivered to the SVRA office. Members of the H&E Steering Committee will meet and discuss applications prior to H&E calendar development. Thank you for your application.

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**Many thanks to all those who read their emails and braved the storm to attend Hamlet**, a production of the Montana Shakespeare Company, on July 31. Fittingly perhaps for such a tragedy, the weather was wild and the show was moved to the Barn, which was full of appreciative spectators. Through the efforts of the players, the Star Valley Arts Council, the General Manager and Ernie Bigelow, the show did go on.

**The 19<sup>th</sup> Annual Arts and Crafts Fair at the Barn on August 11 was heaven for shoppers.** Thirty-six crafters gave us tasty food, heavenly soaps and health products, amazing photography, and a great selection of art and crafts. Kudos to Shawna Crittenden and the SVRA Office for coordinating the event and to the Cedar Creek Grill for lunch.

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**Speaking of cooking, tonight is the third 9, Dine, & Dance featuring the music of the Linfords at the Barn.** The golf scramble begins at 2:30, the barbeque opens at 6:00 for those with reservations and the Linfords begin at 7:00. The music is free to all.

**"The Songs and Saga of Shenandoah"**, an original musical variety show produced by JC Colley and friends will be staged at the Barn on Fri. and Sat., August 24-25. Tickets for Friday are sold out! A few Saturday tickets for the family style dinner and show are still available for \$15 -- 5:30 cocktails, 6:30 dinner, 7:30 curtain rises. Call JC at 883 4325 now for remaining tickets.

**Saturday, Sept. 15 -- Community Garage Sale, Junk in the Trunk at the Barn and Hazardous Waste Day at the Landfill** Clean out those garages and basements and get ready for fall with garage sales at individual homes and Junk in the Trunk at the Barn for those wishing to sell from their vehicles.

A map and list of participants will be handed out to drivers at the main gate. Bright balloons will mark homes and vehicles with sale items. Sellers must sign up at the SVRA Office from Tuesday Sept. 4 to Friday noon Sept. 14 to receive a balloon and be listed.

**Also on Sept. 15, 9:00-3:00 residents can dispose of hazardous waste and tires free at the Thayne Landfill.** Hazardous waste that can be accepted includes acids, paint thinner, cleaners, fluorescent light bulbs, pesticides/herbicides. Cans of latex paint need to be dried out before disposal.

**In addition**, the first 3 bags of household waste and the first 3 bags of construction and demolition waste are also free on Sept. 15.

**Also, disposal is free anytime for the following residential items:**

- Clean fill, brush, yard waste that is not bagged
- Residential e-waste (computers and TVs)
- Household quantities of used motor oil (less than 5 gallons)
- Household quantities of used cooking oil (less than 5 gallons)
- Residential appliances including refrigerators

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**Saturday, Sept. 15 -- Final 9, Dine, & Dance** -- Choose your own event! Play in a 9 hole scramble - \$8. Enjoy a full chuck wagon dinner with dessert catered by the Cedar Creek Grill for \$12. Dance to the music of Jackie Marie for free! *Your sign up for dinner at the Pro Shop or at the Grill by Wed Sept. 12th is very important so we have enough food for all.*

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

The DCCR Compliance officer, Bud Hill has begun stopping at locations where violations are observed, providing guidance to property owners toward voluntary compliance. Where voluntary compliance is not achieved, the progressive notification of non-compliance has begun. During July, Bud spent his time getting familiar with the ranch and the potential DCCR compliance issues resulting in 52 lot visits and several discussions with owners. It is pleasing that notable voluntary improvements have been observed the past several weeks! For the month of August, there have been 6 discussions with lot owners and an additional 6 Friendly Remainder packets left for owners. Bud is here today and I would like to introduce him and give him a chance to share a little about himself with you. After today, Bud's vehicle will have a SVRA Compliance sign on the side.

Bud Hill, DCC&R Compliance Officer: I was born in Driggs, Idaho. I currently live in Tetonia. I have worked in Jackson Hole area for the last 23 years. I was a deputy sheriff in the Driggs area for nine years. I have been in security for the last 23 years. I have worked in Teton Pines, the Aspens, and Crescent H Ranch. I do residential/commercial patrol, special events security. We have a lawn care/landscaping business. I have enforced the DCC&Rs for Melody Ranch, The Aspens, and Teton Pines Country Club for 23 years.

I am really a friendly guy. If you see me drive by, wave, if you want to talk to me, motion me over. I understand you have had some complaints from a past security company. I am not peeking in your windows or spying on you. I am here to help Star Valley Ranch Association enforce the DCC&Rs. I will stop talk to you give you a friendly reminder.

You have made the rules and have agreed to abide by the rules by buying property here. We are just trying to enforce and beautify the community.

I have noticed about 80% of people have a boat, RV, or utility trailer of some sort. A lot of you are parking them on a parking pad as allowed. I am finding that some people are putting some of these things, not on a parking pad, behind a house, on both sides of the house and such. Those are the things that I am noticing mostly. There are few yards that need to be cleaned up, and I am trying to address those problems. When I stop to talk to people, I give them direction on how to become compliant and give them a copy of the DCC&Rs to help resolve any problems.

I have had a really interesting life, and met a lot of really neat people, and I hope that's what I can say about you guys. I am not here to hassle or cause any problems. I try to smile at those trying to get in my face and explain to them that we should talk about this as adults.

John Blakely asked if Bud Hill Security was contracted to provide security as well or just DCC&R compliance enforcement.

Mr. Hill answered, "no, at this time it is just compliance enforcement."

For security issues, please contact the county sheriff.

#### **H. Master Planning Report: Director Denney gave the following report:**

Over the last month, I have five volunteers. John & Ann Blakely, John Daulton, Gary Braun, & Rick Nelson.

- I move that we appoint these five persons to the Master Planning Committee.  
Vice Chairman Blackman seconded the motion.  
Motion passed unanimously.

I will try to have the first meeting Monday, August 27, 2012, at a time set later.

I have also been trying to find master plans from other organizations, to guide us in creating our own.

I also want to document the conditions of all of our buildings (golf courses, tennis courts, swimming pool, water system, up green canyon, and our facilities.) Based on conditions and where we want to be, and what we want to have, we need to have an agreed upon plan and then and make an implementation plan to achieve it.

**I. SVRA Barn/Silo Redevelopment: Director Denney gave the following report:**

Kirk has found an engineer, not an architect, to draw sketches of what can be done with the barn/silo. The Board has looked at these sketches. Bob Lujan is taking a month to catch up on what is going on. The engineer is in the process of drawing an elevation of the outside before we contact an architect. Soon we will be looking for an architect.

**4. 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: 12 Lots (.6%) have not paid in full (1 foreclosure).

2010 Assessment Status: 22 Lots (1%) have not paid in full (includes 12 from above).

2011 Assessment Status: 49 Lots (2.4%) have not paid in full.

2012 Assessment Status: 1815 (90%) have paid in full compared to 1873 (93%) for the same period last year.

The last statement distribution was the first of August. Some additional partial payments have been received from the above. Finance charges (12%) are added to all past due accounts.

**Business Activities:**

For the months of June and July, the allocation of \$2513.13 (57 lots X \$44.09) for each assessment paid was transferred from the Operations account into the Restricted Capital account, which has been established for the redevelopment of the barn/silo. This transfer brings the account balance to \$79,444.13 including accumulated interest.

A quick overview finds the YTD Income of the Association slightly better than budget; reflecting a decline in swimming lesson income due to lack of qualified instructors, a decline in trail fees and punch card support, and a solid increase in daily golf income gets us to the position we are at. I'm pleased to report that expenses for the period have been managed to 3.5% under budget.

**DCCR Compliance Report:**

The DCCR Compliance officer, Bud Hill has begun stopping at locations where violations are observed, providing guidance to property owners toward voluntary compliance. Where voluntary compliance is not achieved, the progressive notification of non-compliance has begun. During July, Bud spent his time getting familiar with the ranch and the potential DCCR compliance issues resulting in 52 lot visits and several discussions with owners. It is pleasing that notable voluntary improvements have been observed the past several weeks! For the month of August, there have been 6 discussions with lot owners and an additional 6 Friendly Remainder packets left for owners. Bud is here today and I would like to introduce him and give him a chance to share a little about himself with you. After today, Bud's vehicle will have a SVRA Compliance sign on the side.

**Duffer's:** Mark 9/29 on your calendar for the 3rd Annual Duffer's Magical Mystery Tour....nament.

**Golf Operations**

**Pro Shop/Golf:** Golf season is beginning to wind down as all summer Tournaments are complete and Men's and Ladies Golf Associations have Club Championships scheduled over the next few weeks. All of the recent tournaments have shown a reduced number of players which warrants additional review of scheduling for next year. With Kurt's year round availability to focus on our golf business, we will be using our lessons learned from this year to improve advance marketing of 4-6 key tournaments in 2013 to turn around a continued decline in participation.

**Golf Course Maintenance:** The new Driving Range tee box utilizing only 80% balls has shown that we can achieve our most important objective...SAFETY! ...for players on the bordering fairways, members walking/driving on the streets and members houses in the vicinity! Some netting has been added to the sides of the tee box to improve protection of our #9 green and #1 ladies tee boxes until additional landscaping can be installed.

There remain several projects that will be addressed over the balance of summer with the intent of completing all by fall of 2012; however our staff's main focus right now is to keep our course green with diminishing water supply.

**4th of July:** There are two donations previously handled by the 4th of July committee which I would like to accomplish today. A donation of that portion collected from all race entrants to donate to a veteran's organization and a donation from the day's proceeds to the local VFW.

**Quilts of Valor Contribution - \$186.00**

**VFW Contribution - \$50**

**5. Old Business: None stated.**

**6. New Business: None stated.**

**7. For the Good of the Order:**

Clyde Cazier asked about the lawsuits what they are.

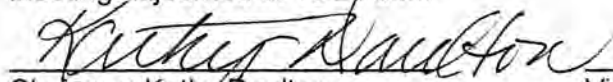
Vice Chairman Blackman answered, "There is one lawsuit contesting the new DCC&Rs and the other is a suit revolving around a lot offense."

Ed Koch reminded those in attendance of the primary election on August 21, 2012. Voting will take place at Town Hall from 7:00 a.m. to 7:00 p.m.

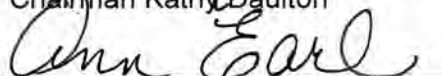
**8. Adjournment:\***

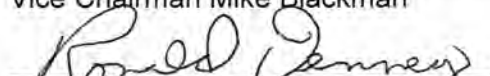
- Vice Chairman Blackman made a motion to adjourn.  
Director Earl seconded the motion.  
Motion passed unanimously.

Meeting adjourned at 10:24 a.m.

  
Chairman Kathy Daulton

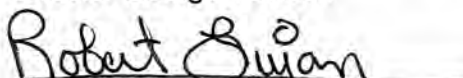
Vice Chairman Mike Blackman

  
Secretary/Treasurer Ann Earl

  
Director Ron Denney

  
Director George Toolson

Director Derk Izatt

  
Director Lujan