

Star Valley Ranch Association
Board of Directors Meeting
August 16, 2014
9:00 a.m.
Town Hall

Mike Wardle: Vice Chairman
Ann Earl: Secretary/Treasurer
Ron Denney: Director
Bob Meikle: Director
George Toolson: Director
Dennis Christianson: Director

Call to order:

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

Vice Chairman Wardle recognized Mayor Boyd Siddoway and Councilmen Al Redlin, Kent Harker, and Ed Koch from the Town of Star Valley Ranch and guest Greg Greenhoe.

1. Adopt Agenda:*

- Vice Chairman Wardle called for a motion to adopt agenda with the change to approve the July minutes at the next meeting.
Director Denney made the motion.
Director Christianson seconded the motion.
Motion passed unanimously.

2. Approval of Minutes for July 2014 Board Meeting:*

It was agreed upon that the Approval of the July minutes would be moved to the next meeting in September 2014.

3. Standing & Special Committee Reports:

A. Chairman's Report: Vice Chairman Wardle gave the following report:

Chairman Horton has resigned as the Chairman of the Board for personal reasons. The present Board is accepting applications to serve out the rest of this year's term for Mr. Horton; the application period will end on August 20, 2014. At the next election cycle there will be a 1-year term election to finish out his 3rd year. The Board will meet September 2, 2014 and interview each applicant between 4 p.m. and 6 p.m., at that time we will announce a new director. The Board will have a vote to elect a new Chairman and Vice Chairman. The Board would like to ask all applicants to be available September 2nd. Kirk Sessions will contact them with a time for them to come in during the 2 hour period. Thank you to all those that applied and who may still apply.

There is still time to sign-up and help on any of the standing committees. If anyone was on any of the committees last year and has not been contacted please contact the office and find out who is the head of the standing committee, get their phone number, and give them a call.

As a group, the Board has decided to change the workshop day to the 1st and 3rd Tuesday of each month and to change the Board of Directors Meeting date to the 3rd Thursday of each month unless it conflicts with a holiday.

- Director Toolson made a motion to move the regular board meetings to the 3rd Thursday of each month beginning in September to be held at 7pm. This motion also includes moving the monthly workshops to the 1st and 3rd Tuesday of each month to be held at 6pm.

Secretary Earl seconded the motion

The audience asked for the time and location to be repeated. Director Toolson and Vice Chairman Wardle answered that the Board of Director Meeting will be held at 7pm at the Town Hall, and the Board of Directors Workshops will be held at 6pm at the Cook Shack.

The Board decided to these changes because, like others, they enjoy having Saturdays off. They came up here to retire and vacation like the majority of the members.

Motion passed unanimously

The Board has decided that they are going to adopt the policy that the Town uses. When they change any By-laws, operating policy, or code of conduct they will 3 readings that will take place at the Board meetings. They would like member input and to give the members plenty of time to look at any changes before it comes up on the Agenda for a vote.

B. Guest Presentation: Greg Greenhoe of the Towns Natural Resource Committee

The report read at the meeting can be found on the Star Valley Ranch Association website or at the Association Office.

Several members voiced concerns about law enforcement and keeping motor vehicles off of the trails. Greg let them know that the Forest Service has an agreement with the Lincoln County Sheriff's Department so that if there are problems they can add the trails to the Sheriff's patrol schedule, they are also looking at possibly having a citizen patrol. Greg believes that a big part of the problem will be eliminated by having the appropriate infrastructure.

Several members were concerned about wildlife and the precautions that should be taken on the trails.

There were concerns/questions about whether or not there would be signage leading people to the trails and Star Valley Ranch. Greg said that the Forest Service policy is that when there is public access to National Forest Land they like to advertise, but they haven't made a decision on whether to put signage on the scenic byway or not.

Mayor Boyd Siddoway wanted members to know that the Town is going to vote on whether or not to approve the trails at their September meeting. He wanted members opinion's so that the Town can make an informed decision.

Some members were wondering whether there would be an issue with the Wyoming State Funds going to a private organization. The answer was no. Greg said that it didn't matter who constructed it

because the trails are on public land. If the trails were only on Association property then they could not get a grant.

Some members were concerned about being able to find willing and able volunteers.

The Town wanted to let people know that there would be a booth across the road, during the Firewise Celebration, from the Town Hall that would have more information and where people could get answers about their concerns. Also, if the plan moves forward the Forest Service would have a "field day" where they would go out, meet people and look at different sections of the project.

The Board of Directors also would like to get members input. Vice Chairman Wardle suggested that the Association not touch the money.

C. Finance & Legal Report: Director Meikle gave the following report:

- Director Meikle made a motion to rescind the Board resolution of March 15, 2007 which is the Board Member Services on Town Committees.
Director Toolson seconded the motion.
The motion passed unanimously.

The Board would like to get rid of the resolution because some of the Board Members are on Town Committees and some town committee members are on the Board of Directors. The Board would like to get rid of the conflict of interest resolution and word it differently so that the Board and people on the town committees don't have to choose one commitment over the other.

Gary Braun brought up the concern that the Chairman of the Board and the Mayor should not be the same people. Vice Chairman Wardle asked him to hold this concern until he heard the new proposed resolution.

The new resolution was read as follows:

The voluntary service of Star Valley Ranch Association Board Members on the Town of Star Valley Ranch Committees, Boards or sub-committees will be allowed and the voluntary service of Town Council Members on Star Valley Ranch Association Standing Committees and sub-committees will be allowed. As per Wyoming State Statute 17-19-831, if during the course of serving, a direct or indirect conflict of interest should arise on an issue, the member is expected to disclose the conflict and that member's vote should not be counted in any vote to approve an action relative to that issue.

Some of the members are concerned that, with this policy the Association and Town are taking away their right to vote. They feel that if someone is willing and able to be on the Chairman of the Board and the Mayor that the people should get to vote on them if they so choose.

Another concern that was brought up is that there is no process to follow when dealing with a conflict of interest that was not exposed. Some members feel that it would be better to have a process than to deal with it on a case by case basis. Vice Chairman Wardle let the members know that in that or any case the board has the option to vote that board member off of the board. They can also go back and re-vote on the issue. Director Meikle said that in a case where there was an unexposed conflict of interest, they would probably go back to the Wyoming State Statutes about conflict of interest and figure out how it does or does not apply.

Individuals that have offered to serve on the Finance & Legal committee are: Barbara Thompson, Kathy Dietz, Jillaine Maes, JC Colley, and Kathy Lynch. The Finance & Legal committee has not yet contacted the existing members. Kirk Sessions is looking at his schedule and will determine the meeting times.

Director Meikle would like to recognize Bob Horton for his services. He will be greatly missed.

D. Architectural Report: Director Christianson gave the following report:

Permit Activity (7/19/14 to 8/16/14)

Approved: 7

New Deck	1
Dog Run	1
Storage Shed	1
Addition to Deck	1
Fence	1
Stairs to Backyard	1
Residential Improvements	1

The Board is having problems with people getting a town permit but forgetting to get a permit from the Association; people need both before they can begin building. The Association and Town are trying to fix this process so that it is not so confusing for people.

The concern was voiced that the Architectural committee is not supposed to be approving anymore storage sheds. They are not approving storage sheds unless the owners bought the property under what would have been the new DCC&R's which would have allowed them to build a shed.

The question was brought up that a shed under 120 sq. feet doesn't need a permit. It does not need a permit from the Town, but it is against the DCC&R's of the Association. The Town is trying not to approve any structure that is in conflict with the Association rules.

E. Golf & Greens Report: Director Toolson gave the following report:

The Golf & Greens committee met August 13th with 15 of its members in attendance.

Kurt Richmond, Superintendent of Golf reported on the following:

Work is progressing on the berm beautification west of the green on Cedar Creek #2. Kurt is also placing materials for the news ladies tee-box on #2. Hopefully next year the ladies will regain this hole as a par 5 hole.

They are now in the bid process with local excavators to re-build and move the dry pond on #13 of Cedar Creek. The entire project will move the pond west, open up the east side of the fairway, put water in the pond from the adjacent creek, and fix what has been an eye sore for the course for several years.

Kurt's crew continues to spray for weeds which lately include the fairways and roughs at Aspen Hills.

They are now working on the Green Canyon water system to ensure our fish in the #8 pond at Aspen Hills have a successful winter.

The cart path program is winding down and the resident concrete guy, Jeff Earl, has done a great job with the completion of #6 and #9 at Cedar Creek. Work has also been completed on #8 of Aspen Hills along with phase 2 from #4 green to #5 tee-box to be completed soon.

If there are any funds left in the account they will start work on the Cedar Creek #9 men's tee to the ladies' tee.

The aerification program for the fall season will soon be underway. The golf maintenance crew will start with the practice putting greens, the driving range, and #2 and #8 tee boxes at Aspen Hills next week. Following this Aspen Hills Golf Course will be closed September 3rd and 4th for greens aerification. Finally they will attack the greens on Cedar Creek around the 3rd week of September.

From the Pro Shop:

Head Golf Pro, Ben Whalen gave the following report:

Last months' completed tournaments which included the Rocky Mountain Elk Foundation, the Ryder Cup, Member/Guest, Men's and Ladies Challenge, Teton Motors Scramble, and the Ladies Rhinestone Cowgirl Invitational were all a big success with all of the competitors having a great time, and many at-a-boys going out to the golf course maintenance crew and the pro shop staff.

Yesterday was the 1st Wild About Seniors Tournament which ended up having 68 competitors in a fundraising event to help support the Thayne Senior Center. The folks from the senior center that put this together need a pat on the back because it turned out really well and the fundraiser generated go to a great cause.

This year's remaining tournaments include the 2nd night golf tournament, and the Simplot tournament on the 22nd.

A new tournament, sponsored by Bob and Sheryl Manning, will be called the Couples Championship. This tournament is designed to fill the gap from the old Mr&Mrs Tournament. It will be held September 9th at Cedar Creek Golf Course. There will be 2 divisions: a senior division that will include couples with the combined age of 140 or more, and those that do not fit into this category will be playing with the younger kids. The cost is \$50 per couple and each player must have a GHIN handicap for this year. Next year you will need to play at least 3 times in the regular couple's league in order to compete in the year end championship. Dinner and awards will follow the tournament. Look for future flier and sign-up sheets. Thank you to Bob and Sheryl for their great idea and \$300 donation towards this tournament.

Other items that were discussed at the Golf & Greens meeting were: Capex budget items for next year's budget, Golf rounds year-to-date, future hole-in-1 recognition, directional golf signage to help our

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visitors navigate to the course as well as between some holes, additional markers on some holes, and the adoption of some local rules like free drop zones. GPS range finders were also discussed.

Thank you to all the people involved on the Golf & Greens committee who are spending a lot of their time improving the golf courses.

F. House & Entertainment Report: Vice Chairman Wardle gave the following report:

Important Dates to Remember:

August 19th is Health and Wellness. They changed the name in an effort to get more people to attend, but they are still going to serve wine.

August 23rd is Junk in the Trunk. If you are having a yard sale and would like to be on the map contact Kirk Sessions. Kirk is getting the maps together and Vice Chairman Wardle will get them out the morning of the 23rd by the marquee at the main entrance.

August 30th is Arts and Crafts from 9-1 in the Barn. This is event is local people that rent booths from us and we should go see what they have and support them.

August 30th is also the pot-luck dinner/dance in the Barn, dinner starts at 6pm and dancing at 7pm. Please RSVP by August 27th so that they can get a head count for the dinner. The Association is providing a plate, fork, knife, pulled pork sandwiches, and the band from 7 to 11.

October 31st is the Trunk-or-Treat. The kids really like this event and it makes it easier for the parents.

The office will be the contact for the Trunk-or-Treat. There was also concern about where people will park. In past years there has been trouble with people driving through the Trunk-or-Treat and it needs to be safe for the kids.

Karaoke is on Sunday evening at the barn, and will go through the middle of September.

G. Utilities Report: Director Denney gave the following report:

The first meeting of the Utilities Committee for 2014-2015 was held on August 12, 2014. The meeting was attended by George Toolson, Dennis Christensen, Chris Combe, Ron Denney, and Sherry Langgle. Mike Blackman was unable to attend. Sherry was named to the committee since the last Board of directors meeting.

The assessment of the Green Canyon water collection systems has continued. Since the last Board Meeting, Kurt Richmond, Mike Blackman, George Toolson, and I completed another trip up Green Canyon to learn more about the two water collection systems (Culinary and Brog). Based on this trip Kurt has developed a draft detailed piping diagram, which includes elevations of the primary components, distances, and relative positions of piping. In addition, Kurt has performed exploratory digging of the lines just above the filter house, where he found a buried valve on a tee from the culinary line and learned more about the culinary line. He has identified alternative modifications which would enable the SVRA to provide water to the fish pond in the winter. Either of these modifications has been estimated by Kurt to cost less than \$2000.

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- Director Denney made a motion to authorize funding an unbudgeted capital expenditure of \$2000 in CY2014 for making water line alterations to provide year-round water to the fish pond on hole #8 of the Aspen Hills Golf Course.

Director Toolson seconded the motion.

This will be a new, unbudgeted capital expenditure. There will not be any immediate transfers on funds that comes out of the operating expense. At the end of the year when the accounts are reconciled this will be reconciled back into one of the capitol accounts, excluding the Barn and Silo reserve account.

The motion passed unanimously.

Director Denney developed a Statement of Work to get an engineering analysis and design complete to remediate the slope above the new storage shed such that the town inspector can issue an Occupancy Permit. This statement of work was submitted in two separate phases to local engineering firms to obtain proposals. Two proposals (Womack and Associates and Rendezvous Engineering) were received. The Womack and Associates proposal was selected. Since funding for this work scope was authorized during the July 2014 Board Meeting, the Board authorized Kirk Sessions to sign the Womack and Associates proposal so this work can begin as soon as possible. The projects end date will depend on what the engineers say needs to be done.

Discussion: Some members wanted to know why the Association was going to foot the bill instead of making the building contractor pay for it. Director Denney explained that in the contract the Association said that they would prepare the land, not the contractor.

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

Account Statements: All bank accounts are reconciled for the month of July with no variances.

Assessments:

2009 Assessment Status: 10 Lots (.5%) have not paid in full (1 foreclosure).

2010 Assessment Status: 15 Lots (.7%) have not paid in full.

2011 Assessment Status: 21 Lots (1%) have not paid in full.

2012 Assessment Status: 40 Lots (1.9%) have not paid in full.

2013 Assessment Status: 65 Lots (3.2%) have not paid in full.

2014 Assessment Status: 134 Lots (6.6%) have not paid in full. There are currently 6 foreclosures that we are aware of on the Ranch.

Business Activities: For the month of July, the allocations of Annual Assessment for the Barn/Silo Redevelopment were transferred from the Operations Checking account into the Restricted Capital account for the Barn/Silo Redevelopment as follows:

2012 - \$220.45 (5 lots X \$40.09 for each assessment paid)

2013 - \$120.00 (3 lots X \$40 for each assessment paid)

2014 - \$1,840.00 (46 lots X \$40 for each assessment paid)

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Total = \$2180.45

These transfers bring the account balance to \$210,536.76 including accumulated interest.

An overview of SVRA Financials for 2014 finds the YTD July Gross Profit at slightly over budgeted level, reflecting the impact of May's good weather and June's bad weather for golf. Additionally June weather had some negative impact on June pool revenues. Total Expense is 7% under budgeted level, resulting in year-to-date Net Ordinary Income prior to Depreciation at 13.2% better than budgeted level. The current cash assets (YTD July Balance Sheet) total \$1,620,381.53 of which \$803,694 is set aside for the SVRA Member Center. The remaining cash assets consist of a \$200,000 Emergency Fund, Operating accounts, the 4th of July, Golf Course Equipment, and the Tennis reserve accounts. Starting in late July and continuing into August with the rainy weather, golf rounds are showing slight deterioration in "cash rounds" thereby putting added pressure on achieving budgeted revenue objectives. We have added two additional tournaments (1 in Aug & 1 in Sept) as well as initiated some historically successful coupons in the Jackson paper to attract more golfers to counteract this trend. This trend has a direct impact on ancillary golf and bar revenues.

Budget 2015: The 2015 budget creation will commence in September; members with suggestions and budget requests are encouraged to communicate with the respective standing committee chairpersons or myself prior to 9/30/14.

Facilities: 2014 swimming lessons ended with 183 children that have learned to swim or swim better. The Elementary School Swim and Learn program is now underway with 51 children! A special thanks to Rebecca Hutchinson, Barb Klein and Tinsley Heward for their diligent efforts as instructors and coordinators of this year's program!

2015 Tennis Program: Mike Cranford, a Certified Tennis Professional, has entered into an agreement to initiate a tennis program in 2015. There will be several aspects to the program ranging from individual private lessons to group clinics for players and want-to-be players of all age groups. More information will be provided as we finalize the program with Mike over the winter months.

5. Old Business: None Stated

6. New Business:

The question was asked which set of DCC&R's should the members be using? It was answered that the last correspondence from the lawyer said that the Association and members must go back to the old DCC&R's until the lawsuit is settled.

It was brought to the Board's attention that some title companies and relators are still giving out the new DCC&R's instead of the old ones. Kirk said that he would let them know that those are incorrect. It was suggested that the Board write a letter to the companies and relators and let them know what is going on with the DCC&R's.

It has been discussed at some prior workshops that the Association have a sign, under the town's current sign, stating that the Association is run by different sets of DCC&R's.

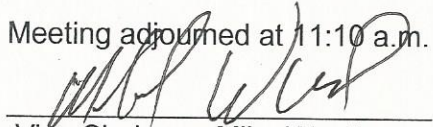
7. For the Good of the Order:

Vice Chairman Wardle would like to thank all of the board members for helping him with his position, and helping him run this board meeting.

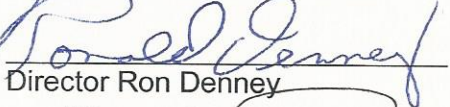
8. Adjournment:*

- Director Denney made a motion to adjourn.
Director Toolson seconded the motion.
Motion passed unanimously.


Meeting adjourned at 11:10 a.m.



Vice Chairman Mike Wardle



Director Ron Denney



Director George Toolson



Secretary/Treasurer Ann Earl



Director Bob Meikle

Director Dennis Christianson