

Star Valley Ranch Association  
Board of Directors Meeting  
August 20, 2015  
7:00 p.m.  
Town Hall

Mike Wardle: Chairman – Present  
Ron Denney: Vice Chairman – Present  
Maria Simental: Secretary/Treasurer – Present  
Bob Meikle: Director – Present  
George Toolson: Director - Present  
Dennis Christianson: Director – Absent  
Marsha Combe: Director – Absent

**Call to order:** Chairman Wardle

Chairman Wardle called the meeting to order at 7:07p.m. and stated that there was a quorum and called for the Pledge of Allegiance.

Chairman Wardle recognized special guests: Mayor Kathleen Buyers

**1. Adopt Agenda:\***

- **Director Toolson made a motion to adopt agenda.  
Sec/Treasurer Simental seconded the motion.  
Motion passed unanimously.**

**2. Approval of Minutes for July 2015 Board Meeting:\***

- **Director Meikle made a motion to approve the July 2015 Board Meeting Minutes as written.  
Sec/Treasurer Simental seconded the motion.  
Motion passed unanimously.**

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

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

We are going to share what the lawyers said at the workshop August 4<sup>th</sup>, and it's still a conflict. We have decided to remain with the "Green Sheet" being tabled, until it goes back to Legal and Finance and has some fine tuning done.

Chairman Wardle shared the following breakdown on the sale of the SVRA lot that was sold. (Plat 1 Lot 44)

Purchase Price	\$16,250.00
Net	\$14,751.04
Back Taxes Owed	\$ 2,296.11
Assessments Not Collected	\$ 3,588.13

To offset those losses, we moved \$5,834.24 to the General Fund

And as a group the Board decided to put \$8,916.80 into the Major Maintenance Fund

**B. Golf and Greens Report: Director Toolson gave the following report:**

Both Cedar Creek and Aspen Hills are in better condition than ever, please try to get out and enjoy them. We have approximately 1200 gallons per minute coming from Green Canyon that Star Valley Ranch and LVI are currently using to water 54 holes during the night time hours so the golfers are not interrupted. Because of pressure and flow levels, we're having problems keeping the upper elevations of Aspen Hills, #1 and #9 sufficiently watered using night time watering practices. To alleviate most of the problem, one of our Greens Crew Members will be manually turning on sprinklers at the top of Aspen Hills during the day to keep things green. Also, our backup system, the Cedar Creek well, has been tested to ensure green grass if we experience low levels coming out of Green Canyon. Overall, for this time of the season, we are in far better shape with golf course water than we have been in years past.

The Lady's Tee-Box on #2 at Cedar Creek is now complete. It looks great and is now a legitimate Par 5 for the gals.

The renovations on #13 continue to get better as the old pond location has been seeded and the green stuff is now coming up.

The new fountain has been installed on our signature Hole #8 at Aspen Hills. Golfers and nearby neighbors like it a lot, and the fish, including the new batch....Love It.

Ben and the Pro-Shop staff continue to be busy with daily golfers, Men's & ladies' associations, junior clinics, private lessons, and a wide variety of merchandise. Recently completed tournaments include: Member/Guest tournament which was up from 78 participants in 2014 to 104 this year, followed by the Maverick Tournament with 118 golfers, the 2<sup>nd</sup> Annual Senior Center Tournament which was about the same amount as last year and the Ladies Association held their annual tournament on August 10<sup>th</sup> with 84 ladies playing.

Tomorrow marks the first and hopefully many more Castle Rock Motors Scrambles. It will begin at 9:00 AM., and, currently there are 52 players signed up for this event.

Next week the Men's Association Club Championship is on Monday and Tuesday, followed by the Women's Club Championship on Wednesday and Thursday.

Couples League on Tuesdays at 3:00 PM has become a big success growing to 48 competitors last week followed by a spaghetti dinner provided by our Pro/Chef Ben Whalen. Ben, nor I, can figure out if this weekly event keeps growing because of the comradery, the upcoming Couples Championship on September 8<sup>th</sup>, or his exquisite cooking abilities.

Golf rounds as of the 18<sup>th</sup> of August are up over the same date as in 2014. Total rounds last season were 12,146 compared to 12,999 this year, an increase of 853 rounds and additional revenues of \$12,039.50. Hopefully, the smoke clears out and Mother Nature cooperates throughout the fall season to improve these figures even more. There is, at this time, a whole mitt full of golf courses around the country who would like to report a 10.5% increase in rounds played on their courses.

The last major golf course improvement for this season will start very soon. The next targeted path improvement decided by the Golf and Greens Committee has been identified as the #12 green to the #13 tees at Cedar Creek. The new cart path has been redesigned and the amount of concrete needed is significantly reduced from the existing gravel path. The total price to complete this project is \$9,750.00, and we currently have only \$6,221.00 left in our budget. We would like to see the project completed this season to avoid additional labor and vehicle traffic interfering with golfers next spring. Fees that help provide funding for these new improved paths come from the purchase of Trail Fee stickers for privately owned golf carts.

- **Director Toolson made a motion to move \$3,530.00 from Major Maintenance Fund to completely finish the new cart path from the #12 green to the #13 tee boxes at Cedar Creek Golf Course.**  
**Sec/Treasurer Simental seconded the motion.**  
**Motion passed unanimously.**

Ron Thacker had a question about whether or not we were planning on reimbursing the maintenance fee from future cart fees?

Chairman Wardle said yes, it would come out of next year's budget.

Marie Cazier asked what the cost of the golf courses are compared to the money it brings in?

Director Toolson says that we are looking better than we have in the last 3 to 4 years, and he can't give an actual percentage of the assessments that is going to the Golf Course. Marie Cazier states that she just doesn't want the maintenance fund to go down because we need a lot of maintenance done.

Director Toolson states that those funds will be reimbursed out of next year's budget.

**C. Architectural Report: Director Meikle gave the following report:**  
1 New Home Permit was issued since the last Board Workshop.

**D. House & Entertainment Report: Sec/Treasurer Simental gave the following report:**  
We had to cut the Healthy Living series due to lack of participation. It is very frustrating to continue to cut programs because of lack of participation. If anyone has any ideas for events to have in the future please contact the H&E Committee.

August 29<sup>th</sup>, we have our Community Garage Sale and then a Barn Dance/Pot Luck that evening. The Association is providing fried chicken and hopes that everyone will bring a side dish. The band will be The Three Rivers Band with Rich Carr for the Barn Dance and which should be a lot of fun.

Marie Cazier mentioned a book review but did not have the date for September.

Julie Holiday will get date and time on the book review and send out the information through the weekly email.

Sec/Treasurer Simental asked for any ideas that people might have for this coming year on what type of activities we should look at having for the 2016. Input would be really appreciated.

**E. Finance & Legal Report: Chairman Wardle gave the following report:**

We have received feedback from the Manning Team, our realtors that in order to sell the piece of property that Star Valley Ranch still owns, we need to reduce the asking price.

- **Chairman Wardle made a motion to move to reduce the asking price to \$9,995.00 on vacant lot (16077) and allow Chairman Wardle to negotiate and sign to finalize the sale if we get an offer.  
Director Toolson seconded the motion.  
Motion passed unanimously.**

Boyd Siddoway suggested that the Association put the information on the lot that is for sale in our email. That way we will be able to reach members that may be interested in purchasing this vacant lot.

Chairman Wardle said that we can do that.

More discussion on the lot as far as location, size and if the vacant lot has water or not.

Ron Mueller asked if the Legal and Finance Committee could meet more than once a month because of all the issues that need to be addressed.

Director Toolson asked that we let the new committee director get wheels underneath her, she has only been the director of this committee for barely a month.

**F. Utilities Report: Vice Chairman Denney gave the following report:**

Bids were received for chip sealing of the Aspen Hills parking area, the Cedar Creek pavilion parking area, and the airstrip. Since the chip sealing work for the Town of Star Valley Ranch was scheduled to be completed in August, the Board needed to authorize any work the Association wanted to have completed prior to this Board Meeting. Thus, the Board agreed to approve the chip sealing contracts for the Aspen Hills parking area and the Cedar Creek pavilion parking area at the August 4<sup>th</sup>, 2015 workshop with the proviso that a formal motion would be made at this meeting.

- **Vice Chairman Denney made a motion that the SVRA Board approve the expenditure of \$27,000.00 from the Major Maintenance fund for chip sealing the Aspen Hills parking area and the Cedar Creek Pavilion parking area. Director Toolson seconded the motion. Motion passed unanimously.**

A Major Maintenance priority list has been drafted and presented to the Board for comments and to review of the items on the list. This list will be posted on the SVRA website for review and input by the SVRA homeowners. One of the items on the list is the need to develop conceptual drawings and cost estimates for the various options for a replacement Member Center. This need will be addressed by the Finance and Legal committee at their next meeting.

Silverstar Communications is still working to install the propane generator on their easement on the Airstrip. In addition, they have requested approval to install a larger internet service box in the utility easement in front of lot 17-14 which is the overflow parking area for Cedar Creek pavilion. They will be providing drawings for that installation for our approval in the near future.

**4. General Manager's Report: Tallia Booker, General Manager gave the following report:**

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

**Assessments:**

- 2009 Assessment Status:** 8 Lots (.3%) have not paid in full.  
**2010 Assessment Status:** 12 Lots (.5%) have not paid in full.  
**2011 Assessment Status:** 19 Lots (.9%) have not paid in full.  
**2012 Assessment Status:** 34 Lots (1.6%) have not paid in full.  
**2013 Assessment Status:** 44 Lots (2.18%) have not paid in full.  
**2014 Assessment Status:** 60 Lots (2.97%) have not paid in full.  
**2015 Assessment Status:** 138 Lots (6.85%) have not paid in full.

**Business Activities:**

During the month of July, the allocations of Annual Assessments transferred from the Operations Checking account are:

- The transfer for Barn/Silo Redevelopment into the Restricted Account was as follows:  
2014 - \$240.00 (6 lots X \$40 for each assessment paid)  
2013 - \$120.00 (3 lots x \$40 for each assessment paid)  
2012 - \$44.09 (1 lot x \$44.09 for each assessment paid)      Total = \$404.09

These transfers result in an account balance of \$204,132.08 including accumulated interest.

- The monthly transfer for the Major Maintenance Reserve Account was as follows:  
2015 - \$437.60 (20 lots X \$21.88 for each assessment paid)

There was also a transfer to the Major Maintenance Reserve Account with remaining funds received from the sale of a vacant lot (01044) that the Association acquired due to unpaid assessments. The amount of this transfer was \$8,916.80.

These transfers result in an account balance of \$31,764.92 including accumulated interest minus funds used as approved in previous Board meetings.

An overview of SVRA Financials through July 2015 finds Gross Profit at 3.1% better than budgeted level, Expense at budgeted levels and Net Ordinary Income prior to Depreciation 8.4% better than budgeted level. The YTD cash assets (7/31/15 Balance Sheet) Total \$1,762,044.43. The summary of the Financials through July YTD are available on the SVRA website.

We continue to work with our attorney in an attempt to collect past due assessments. We have filed complaints with the circuit court for the remaining 42 lots that are seriously delinquent.

**Golf:** See Golf & Greens Report

**Facilities:** 2015 has been another good year for swimming lessons. A total of 280 children have learned to swim or swim better at Cedar Creek Swimming Pool this year. A special thanks to Rebecca Hutchinson, Barb Klein, Robyn Klein, Mercy Dickey, and Christine Turner for their diligent efforts as instructors and coordinators of this year's program!

Ernie has now installed the fountain in the pond on Aspen Hills #8 and the new ice machine in the bar. Ernie and Casey continue to add a new coat of paint to the cook shack, AH Cart barn and all golf course bathrooms. Ernie has also added spring hinges to all bathroom doors on the courses.

**Budget:** The 2016 budget creation will begin in September; members with suggestions and budget requests are encouraged to communicate with the respective standing committee chairpersons or myself before 9/30/2015

### 2016 Budget Schedule

9/1-11 – Prepare Worksheets for budgeting by staff

9/14-21 – Managers complete budget and submit to GM for review

9/22-30 – GM line item review of budgets with each respective Manager

9/30 – Committee Budgets due to GM for inclusion

10/2 – CAPEX Plan for 2016 due from Board for inclusion

10/13 – First Draft Budget 2016 available for review by BOD, and Finance & Legal  
Review and fine tuning continues by staff

10/13- 11/1 – Review and fine tune budgets as needed with BOD, and Finance & Legal

11/2-6 – Finalize Budget with BOD, Assessment and Assessment Due Dates for 2016

11/6-17 – Prepare Budget Presentation for BOD Meeting 11/19

11/19 – BOD Meeting Presentation of Budget, Announce 2016 Assessment and Due Date

#### **5. Old Business:**

Marie Cazier talked about her concerns about the negative attitudes towards the Association.

Chairman Wardle stated that this Board is trying hard to be as equitable as we can, to be fair to everyone.

Clyde Cazier asked questions on the past due Assessments and if the Board was moving forward in repossession on those properties.

Chairman Wardle stated that we are in the middle of the process and we just have to follow the correct steps to insure those possessions.

#### **6. New Business:**

Carolyn Thacker wanted to know if the Board is in contact with Realtors that are advertising something in the paper about things that cannot happen.

Chairman Wardle stated that we will get in contact with those Realtors and let them know that they are using false advertising and that they need to be following the DCC&Rs when advertising the properties here on the Ranch.

Carolyn Thacker stated that there are new owners that are moving in and right away not following the DCC&Rs.

More discussion on enforcing the DCC&Rs and that it is a real problem in finding someone to take that job on.

Boyd Siddoway suggested that we advertise in other newspapers, such as Casper News and the Idaho Falls papers. He also talked about a group of veterans that were interested in putting a security group together.

Chairman Wardle said that we will move forward and advertise in those other papers to get some attention and hopefully get someone hired for the Enforcement Officer.

Sec/Treasurer Simental stated that the Legal and Finance Committee will be working on fine tuning the DCC&Rs to determine what are the most important issues to address and go after those issues. It's not just a black and white issue we are dealing with.

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

Jean Barngrover asked for clarifications on the plan for the Barn/Silo.

Chairman Wardle stated that the Utilities Committee will be getting numbers put together for a special election. No set date for this special election, we need to move funds around to fund the necessary cost estimates. The Board wants the members to have options available to make the best choice for them and the community.

Marie Cazier asked what constitutes a quorum on this kind of a vote.

There was more discussion on how the DCC&Rs can be read and understood differently by several people.

Chairman Wardle stated that the Board would be taking that question to the attorney for clarification.

Clyde Cazier asked if the 15" holes are being used.

Director Toolson stated that they are being used by younger crowds and older crowds often.

Director Meikle stated that the 15" holes are speeding up play at hole #8 on Aspen Hills, from what he has observed.

Jean Barngrover wanted to thank the Board on behalf of the quilters for looking into the noise issue at the Cook Shack.

Chairman Wardle stated that the noise issue is something that could be handled rather fast.

More discussion on the Barn/Silo, taking it to a vote, and if it is considered a special assessment or not followed.



Sec/Treasurer Simental suggested that we read Article VI Section 4 and 5 of the DCC&Rs for a better understanding of the special assessment process.

**8. Adjournment:\***

- **Director Toolson made a motion to adjourn.  
Sec/Treasurer Simental seconded the motion.  
Motion passed unanimously.**

Meeting adjourned at 8:07p.m.

  
Chairman Mike Wardle

  
Secretary/Treasurer Maria Simental

  
Director George Toolson

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Director Marsha Combe

  
Vice Chairman Ron Denney

  
Director Bob Meikle

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Director Dennis Christianson