

Star Valley Ranch Association  
Board of Directors Meeting  
August 21, 2010  
9:00 AM Town Hall

**Attendance**

Curtis Cheshier: Chairman  
Jere Kovach: Vice Chairman  
Ron Meeks: Sec/Treas-Absent  
Gary Braun: Director  
Paul Weber: Director  
George Toolson: Director  
Kathy Daulton: Director

**Call to order:**

Chairman Cheshier called the meeting to order at 9:00 AM. Chairman Cheshier stated that there was a Quorum and called for the Pledge of Allegiance.

**1. Adopt Agenda:**

**Vice Chairman Kovach made a motion to approve the agenda as amended.  
Director Braun seconded the motion.  
Motion carried unanimously.**

**2. Approval of Minutes:**

**Director Daulton moved to accept the minutes from the meeting as written.  
Director Toolson seconded the Motion.  
After discussion regarding changes required.  
Vice Chairman Kovach moved to table the approval of the minutes until next month.  
Director Braun seconded the Motion.  
Motion carried unanimously.**

**3. Standing & Special Committee Reports**

**A. Chairman's Report: No report was given**

**B. Utilities Report:**

As many of you know alternate point of conveyance is still up in the air. Scherbel's are on top of it. It appears that the Stewarts accidentally transferred water rights to 25 of the first lot owners of the RV Park. We will be getting letters to these people. There are 27 people to sign off on, including LVI, the Town and the 25 lot owners at the RV Park. If we were to wait for all 27 signatures we

would never get anything done. This is more of an informational process for these lot owners and the town. It is expected to go before Jade Henderson, our local representative for the regional rep for the state water board, and have a public hearing. Everyone expects that Public hearing will probably be in November or December for this to be finalized. The February water board meeting with the state should be the one where we expect to receive approval of our request for our alternate point of conveyance. All the other paperwork has been going along. We have received approval from the DEQ. We corrected the petition & got that back to them. They were to look at that on the 16<sup>th</sup>. We have not heard how that went, but it is just a matter of paperwork.

There was discussion about when this would take place. Chairman Cheshier stated that the 27 people have the chance to sign off or refuse; we will get the information to Mr. Henderson if there are people who refuse than we request a public hearing with Mr. Henderson. That is to be taken care of before January 15, 2011, at least 30 days before the state board meets in order to get on the docket for the meeting.

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

The Finance and Legal committee has spent a considerable amount of time over the past month discussing the future ramifications of delinquent assessments. We still have more than 120 unpaid assessments for 2010. The committee is working with the General Manager to identify delinquent accounts from years prior to 2010 that represent good foreclosure opportunities.

The committee continues to review the accounting department's reconciliation of all bank accounts. We are confident the financial statements now reflect the true condition of all accounts.

The committee reviewed the 2010 Annual Assessment motion and the recommendation from our attorney. The committee forwarded to the Board of Directors its recommendation that the Board modify this motion.

Alycyn Culburtson, the person doing the forensic audit work on our 2009 financials, was contacted for an update. At this time she has not found any indication of misappropriation of funds.

Alycyn has agreed to join the Finance and Legal committee when she has completed her current review. We anticipate her joining our committee in October.

The committee will be focusing its time for the next two months on the 2011 budgets.

**D. Architectural Control Report: Director Weber gave the following report:**

There has been some movement. We approved: 1 garage. 1 new house is being built in the north forest area. A couple people are adding on or modifying porches. We worked to change the mind of someone's paint color choices.

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

The golf business has been a rocky one this year for most everyone. Exclusive Private golf courses in Victor, Driggs and Jackson Hole have been forced to open their doors to the public and drastically reduce their fees. The slow economy has also forced the closure of many golf courses as frustrated property owners watch their fairways and greens turn brown and go back to weeds. At Star Valley Ranch our May and June golf season was crippled with snow and rain. July and August have been good but can not make up the gap. August has historically been our busiest month for golf. Through August 17<sup>th</sup> we have had 4,043 rounds played at Aspen Hills, an 8% reduction over this time last year, and we have had 7,537 rounds played at Cedar Creek a 22% reduction. Overall golf income is also down about 28%.

On a brighter note, your two golf courses are still in very good shape. The Greens committee met this week. We reviewed and helped prioritize projects the Superintendent has ongoing, we also identified a tee box sign program to get some additional years out of our existing yardage signs, and the new golf cart cement paths identified for 2010 are about 50% complete and on schedule. The dirt piles you see along several of our roads are a joint effort between the Association and the Town as the Town is trying to get rid of some dirt and we are using it for several strategic berms along the golf course.

The Golf Committee also met this week and has developed a first draft of a marketing plan for not only golf but many of the recreational activities on the Ranch. We are also updating the existing golf policies and procedures and have set up a post tournament review group to evaluate future golf tournaments from a lessons learned and financial data analysis to identify areas we can improve on. The Member Guest/Open Invitational Tournament this year grossed \$12,388 and had 86 golfers. The Womens Invitational was also just completed. It was a one day tournament grossing \$5,520. The Mr and Mrs Tournament started yesterday and finishes later this afternoon. Both the men and womens club championships occur in early September and the Pro Am tournament is Sept 3<sup>rd</sup>.

As we look forward at the remainder of the golf season we have just 2 to 4 weeks before people start leaving for the winter and at best 8 to 10 weeks before the snow flies. The golf committee has discussed some additional golf fee reductions with the General Manager after the Labor Day holiday. These changes will be announced later. The golf Pro and Superintendent are also beginning to release summer staff to keep overall golf labor expenses down and still maintain course playability and complete the necessary fall winterization. We are also having some very good sales on shoes, clothes and golf equipment in the pro shop to further reduce inventory.

Finally, the question I'd like to close this report with and one we have talked about often is "are we trying to make money or are we providing services to our members"? The balancing act is a tough one.

**F. House & Entertainment Report: Director Meeks was absent no report was given**

**G. DCC&R Committee Report: Joe Angelovic gave the following report:**

For more than two years the committee has been gathering comments and opinions on revisions that members would like to see in the DCC&RS. This has been done through many meetings and three surveys. The final information session was held Thursday.

All comments received, both verbal and written, were considered and the surveys were weighed heavily in determining which revisions to the DCC&Rs might get the approval of the required 70% of lot owners. Final tabulation of the third survey is not quite complete because it does not end until the end of this month. However it has had the best response of the three surveys and with over 800 returns we know the outcome.

The revisions that reached the required approval rate are:

- A uniform version of DCC&Rs - 96% Yes
- Modify the time before DCC&Rs can be changed to 8 years – 96% Yes
- Require 70% of those who vote for approval of changes – 92% Yes
- Increase the allowable size of vans and trucks – 90% Yes
- Improve building restrictions on garages to meet modern needs – 89% Yes
- Allow auxiliary buildings to help eliminate clutter – 87% Yes
- Allow a space on each lot for recreational vehicles – 78% Yes

The committee will now begin assembling the final package that will be sent to members Jan. 1, 2011. It will include background documents and a revised uniform DCC&R along with an approval form. Because members often do not have copies of their deed with them the approval forms will already include the plat, lot and name as recorded. Please respond as soon as possible because, if the revisions are approved, the new DCC&Rs must be recorded with the county by June 30, 2011.

A draft of the uniform version is now in the lawyer's hands so that he can make sure the proposed revisions meet legal requirements.

Next, and this will be essential to the success of this effort, we need to enlist volunteers to help follow up after the mailing to ensure all members receive a copy and that they are aware of the importance of this endeavor.

A final request today is that each member checks that his or her file with the Association is up to date. One of the biggest obstacles in an effort such as this is to make sure everyone is contacted. If possible both the Association and our committee would like to have summer and winter addresses, landline and cell phone numbers and e-mail addresses so that, if necessary, we will be able to

reach you. If your file is not current please contact either the office or a DCC&R Revision Committee member with corrections.

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

One of the Board's major initiatives this year is to develop a Master Plan for Facilities and Common Areas. The purpose of the plan will be to guide our decision-making and *to provide and promote well-maintained facilities and promote affordable recreational and social opportunities for our community under the provisions of the DCCR's* – which is the SVRA Vision.

Our first step is to collect data from our Committees and from our Membership: The Long Range Planning, Recreation and Barn/Silo Committees as well as the Tennis Club have given the Board reports and data during July. We will continue to receive information from recreation like Golf and Swimming through their Board representatives and we will be contacting social groups through August. These Committees are very important but it is also critical that we hear from individual members – and that opportunity comes this week at the State of Wyoming Community Assessment listening sessions. The schedule for the public is primarily on Tuesday at the Town Hall. This will be your chance to contribute your personal desires for our Town and our Association.

State of Wyoming Community Assessment Listening Sessions  
Tuesday, August 24, 2010  
@ Town Hall

12:30-2:20 Senior Citizens

2:30-3:50 General Public

5:30-6:50 Youth up to 18

7:00-9:00 Parents & General Public

Community Assessment Team Report  
Wednesday August 25, 2010

5:00-7:00 pm

@ The Barn

If you cannot be present, you can drop off a statement to the Town Office in writing.

The State Committee will give a preliminary report on Wednesday evening at the Barn from 5-7. Everyone is welcome.

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

**Account Statements:** Once again I'm pleased to report that all bank statements are balanced for the month of July with no discrepancies.

**Assessments:** 2009 Lawsuit Collection Status: Initially referred to Attorney – 95: paid in full 51, making payments 7, paid but fighting attorney fees 2, bankruptcy 2 and not paid 33 (change = 2 pmnt to pd in full-- +2 fc = 4 total fc).

**2010 Assessment Status:** Of 2016 assessments invoiced, 1889 assessments have been collected for 2010 (94%) and 125 (-17) assessments have not been paid yet (6%) (Note: Of 2030, 14 lots are not assessed). Past due notices are sent to all delinquent accounts monthly and finance charges (12%) are added to past due accounts. Continue to get some response and/or payments on accounts.

**Office Staff:** Tallia Booker has joined our staff as the Member Services Coordinator and in just a short time has demonstrated the skills and work ethic we need as we seek to continuously improve our service to our members. A special thanks to Korry Wheeler for stepping in during the transitional period and providing above and beyond assistance!

**Office Computers/Network:** The office computers and software are outdated and failures are occurring resulting in serious negative impact on productivity and limiting enhanced capabilities. A short term and long term needs assessment has been completed with the staff of SVRA. I am in the process of meeting with vendors to determine an appropriate strategy that is most cost effective. I will be completing a proposal and budget to address these deficiencies for the BOD approval.

**Pool:** Rebecca Hutchinson will finish with swim lessons this week with the grade school "Read and Swim" program. Our swim lessons program saw a 20%+ increase in revenues this year due in part to the outstanding efforts of Rebecca and her instructors. Many thanks to Rebecca for outstanding efforts and results!! We will be watching the weather closely to determine if and for how long we continue the pool operation after Labor Day weekend.

**Golf:** The SVRA Member/Guest and Open Invitational Tournament was a great success (\$12388 gross revenues added) as was the Ladies Invitational in August (\$5520 gross revenues added). We look forward to further developing the M/G/Inv next year with advance notice and marketing. The Mr. and Mrs. Tournament will be held this Friday and Saturday at Cedar Creek and the second annual Nite Golf Tournament will run Friday night 8/27 at Aspen Hills. The Men's and Ladies' Club Championships will be coming up as the season begins to wind down. The annual Pro Am is scheduled for 9/3 this year in hopes of bringing in more pros & amateur players.

**Greens:** The irrigation system continues to present unplanned emergencies; Cedar Creek #13 is just being buttoned up and new emergencies emerged at #s 12 CC, 5 CC, 2 AH, 4 AH, & 6 AH. The Cedar Creek Park area has also presented many repair/replacement challenges which are being addressed.

During the interim hand watering is necessary. The grounds crew continues to evaluate new demo mowers in anticipation of the replacement of the current equipment lease which expires this fall.

**Cart Paths:** The cart paths identified for concrete replacement #2 (greenside) the #18 (road to the ladies tee box and greenside) at Cedar Creek and the path in front of the Cook shack have been started as per our schedule. The schedule has been planned for start by Monday and complete NLT Friday for a seamless installation and a minimum disruption of business.

**Bar Operations:** Dinner at the barn on Tuesdays and Fridays with Chad will conclude this week; thanks to those who supported this effort. Any suggestions for improvement are welcome! Jacki Marie will continue Sunday Karaoke night from 4:00 pm to close until Sept. 5th. The first Sunday was a booming success and we appreciate the wonderful turnout and support. Duffer's will be open daily from 1:00 pm and will close as business warrants through Sept. 5<sup>th</sup> and the schedule thereafter will be evaluated very closely.

**Water Projects Update:** Alternate Point of Diversion: The DEQ permit has been approved and received 6/22. Scherbel has identified all property owners requested by the state and is proceeding to get the necessary approvals. Curtis has met with Scherbel to assess their methodology and ability to carry this project out to a successful conclusion and has determined to continue with Scherbel as our representative. The state of Wyoming engineer will be here Thurs. 8/19 to adjudicate the Cedar Creek well and check flow levels; all is in order for the visit.

**Barn Silo:** Main Street grant approved. Curtis Cheshier, George Toolson, Ernie and I met with the Main Street selected architect. We reviewed the buildings and discussed the future needs of the SVRA members. He will continue his work the next week or two and provide a report of his assessment as to the potential future use and modifications needed to meet the needs of our members.

**Lot 14:** The seed and hose reel watering system have been received and work is proceeding as time permits.

**Water Meters:** As the town installs water meters we will be faced with our antiquated systems accepting sized down feeds to reduce the overall operating costs to the Association and undue and unnecessary financial burden to the Town. We found a serious leak in the six inch supply line to the Office & Cook Shack that required new lines from the other service line which is two inch. It will cost us up front to run the new lines but save significantly over time. The town has ordered the new 2 inch meter and will install it upon arrival allowing us to close up the hole in the driveway.

**Airstrip:** We are working on cleaning up the landing strip entrance to be more esthetically pleasing as part of the entrance to the community. Additionally I am assessing the opportunity to utilize the south end of the strip as a parking/storage area for members RV's. I have been in contact with a member who would like to volunteer to improve the maintenance of the landing strip using some of our old equipment; more to follow on this.

**Arts and Crafts Fair:** The fair was not the success it has been historically but given the short notice and multitude of other activities in the valley that weekend, it turned out quite well. A lot of hard work was put in by Shauna Crittenden, Carolyn Koch, Gillian Kabat, Tricha Blackman, Rosemary Morrell and other volunteers. Thanks to all for another enjoyable Ranch event.

**Green Canyon Forest Gate:** The Forest Service has confirmed that there is no public access route up Green canyon and will work with SVRA and the Town to restrict access to motorized traffic.

## **5. Old Business:**

### **-Restate 2009 Assessment Motion\***

**Vice Chairman Kovach moved to strike the 2010 assessment motion made November 21, 2009 by Director Meeks and seconded by Director Weber which exceeds board authority by setting a base not in conformance with the formula in the by-laws and DCC&Rs, and replace with motion as follows: I move that we set the 2010 max annual assessment at \$385.47 as dictated by the CPI formula and the basis of \$75.00 which was set in the by-laws and DCC&Rs and we set 2010 annual assessment to \$275.00. Director Braun seconded.**

Vice Chairman started the discussion that last year was the first time to pass a motion to set a base. Considerable question whether a basis existed. It doesn't show up in the DCC&Rs and by-laws. The formula is to use the CPI index. We use the CPI index to set the maximum and annual assessments. Then the board votes on an annual assessment. We can put the annual assessment anywhere under that max. The attorney did not say the ability to lower the assessments did not exist. Legal and Finance has agreed that this seems it is the right way to go.

Director Daulton asked for clarification on what maximum annual assessments means. Maximum annual assessment uses the CPI index from previous July. The CPI can go up or down. The BOD through the budgeting process has the option to set at or below. Discussion will take place based on how the delinquent assessments and the economy set a hole in the budget.

Director Braun stated that it really is a basis and not a base. The Board has a right to look at the budget and set at or below the maximum set by the CPI. Any additional must be approved through a special assessment.



Director Weber disagreed. He feels that this motion is a travesty. He stated that the Motion was brought up after the board that brought this together changed.

Mayor Siddoway reminded the BOD that the reason the town came together was to help the association financially. Mayor Siddoway encourages the BOD to save money for emergency situations.

It was stated as a matter of record that there was \$1,080,000 in our capital improvements fund, included in that amount is \$200,000 in an emergency budget.

**The BOD voted and all approved with the exception of Director Weber who opposed.**

## **6. New Business:**

**-Restate Community Assessment Resolution passed 7/17/10\***  
**Vice Chairman Kovach moved to amend last month's motion on the joint resolution to strike the words: "including the landing strip" from the sentence: maintenance, development, and administration of all recreational facilities and common area. That would be the end of the statement instead of including "the landing strip".**  
**Director Braun seconded the motion. He stated the reason for that is that the airstrip is not part of the town.**

There was discussion that the wording should match the town's resolution word for word.

**Motion carried unanimously.**

**-SVRA Lots Project**  
John Daulton gave the following report: There are three keys things in the  
\*DCC&Rs use to define common areas and lots.  
\*The town is in the process of zoning the lots in four different categories: commercial, private, recreational and reserved public.  
\*The county needs to change from residential vacated to open space.

This policy is to deal with 16 lots. At the April 2010 BOD meeting the BOD removed 4 lots on the assessment list but didn't show up on any plot map. These properties didn't exist except on the golf course. On July 17, 2010 2 lots 10056 and 11015 were removed because they hold the water storage tanks that were purchased by the town.

This policy will deal with the lot that is on the corner of middle branch drive and last chance. This lot is part of the tee box. In fact the deed states that this lot is recreational.

It is recommended that this lot is to be made part of the common area. We will need to set a hearing for that to happen.

The remaining 6 lots will be discussed at a later time.

This policy is an attempt to deal with these lots, specifically the lot which is part of the tee box.

There was discussion to hold this hearing 30 minutes before the September 18, 2010 BOD meeting. It was then discussed whether the board had to come to a decision and vote at the end of the hearing. It was decided that the BOD had the option to take the time to deliberate effectively if needed and postpone the voting.

A requirement to have this hearing is to notify members via e-mail and newspaper at least 2 weeks ahead of time. General Manager Sessions was asked to ensure the hearing was posted in the newspaper.

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

It was asked why the board did not have name tents, it was decided that Tallia Booker would ensure name tents would be available by the next BOD meeting.

## **8. Adjournment:**

**Director Braun moved to adjourn the meeting.**

**Director Toolson seconded the motion.**

**Motion passed unanimously.**

**Meeting adjourned at 10:25 AM**

---

Chairman Curtis Cheshier

---

Vice Chairman Jere Kovach

---

Secretary/Treasurer Ron Meeks

---

Director Kathleen Daulton

---

Director Gary Braun

---

Director George Toolson

---

Director Paul Weber