

Star Valley Ranch Association  
Board of Directors Meeting  
May 17th, 2014  
9:00 a.m.  
Town Hall

Mike Blackman: Chairman  
Ron Denney: Vice Chairman - Absent  
Ann Earl: Secretary/Treasurer  
Bob Horton: Director  
Derk Izatt: Director  
George Toolson: Director  
Robert Lujan: Director

**Call to order:**

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

Chairman Blackman recognized special guests Mayor Boyd Siddoway, Councilman Al Redlin, Councilman Ed Koch, and candidate for the Board, Bob Meikle.

1. **Adopt Agenda:**\* Chairman Blackman called for a motion to adopt the agenda as printed.
  - Director Toolson made a motion to adopt the agenda.  
Director Lujan seconded the motion  
Motion passed unanimously.
2. **Approval of Minutes for April 2014 Board Meeting:**\* Chairman Blackman called for a motion to approve the April 2014 Minutes.
  - Director Lujan made a motion to approve the minutes as written.  
Director Toolson seconded the motion.  
Motion passed unanimously.

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

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

Since the last meeting, we did finalize the water connection situation with the Town and should be in good shape for either the new Member Center or the Barn and Silo continued use. I would like to thank the Town for their cooperation in this project. Also, many of you may have noticed that there is a large quantity of construction vehicles near the Barn and Silo. This is the Town's project of replacement of the last portion of the steel water line. We would like to encourage you to heed the detour signs and not drive your cars, carts, or walk in the work area until the equipment is moved and the detour signs are changed. The contractor is working very quickly and with our help in staying out of the way, hopefully they will complete their project ahead of the late June schedule date.

With the weather improving and everyone getting back into the valley we have re-initiated our efforts to improve our DCC&R compliance. We tend to get a little less stringent during the winter as it is hard to get much accomplished with 3 feet of snow on the ground. However, it appears as if the returning people and some of the permanent residents are getting lax in their efforts to comply with the DCC&R's. We will have our Compliance Officer circulating on a more frequent schedule. We will be enforcing a combination of the DCC&R's until we get a final decision on our appeal to the Wyoming Supreme Court. We plan on enforcing the elements that are common to both of the DCC&R's and the situations that are easily corrected depending on which set of DCC&R's is finally established. For instance, we will still allow the

parking of recreational vehicles as indicated in the new DCC&R's and our policy 1.3.2, on a 40 foot by 13 foot space, but not in multiple spaces around the lot. We will, however not be permitting any more exceptions to the policy in this regard until we have a final decision from the Supreme Court since many times an exception to policy requires additional expenditures by the applicant and has the potential of doing irreversible damage. In no case will we allow buildings that have not been permitted by the Association to be built and no new auxiliary buildings will be permitted until the DCC&R situation is cleared up since they are not permitted under the older DCC&R's and might cause the applicant to expend additional funds that may end up being wasted due to having to remove the building. We are still finalizing this matter and will be able to more completely address the situation as the DCC&R decision is rendered. We still follow the three step compliance procedure as outlined in policy 1.3.3 which consists of a "Friendly Reminder," "Notice of Violation," and then "Notice from Attorney."

We are exploring the potential of re-acquiring the road from the junction of Cedar Creek Drive and Ridgecrest to just south of the number 1 tee box from the Town and still allowing the Town to have a Utility easement for their new water line. At this point we are just trying to formulate the terms and find out what might be acceptable to both parties. This would allow for a more orderly development plan for the new Member Center or any future development on the site. Any such decision would require further discussion with the Town, our lawyer, the membership, and a motion from the Board. Finally, I would like to thank the three people that have come forward and announced their candidacy for the positions that are on the Board of Directors that will be open this year. I would prefer to have more candidates to bring interest, as we seem to have trouble raising a quorum when there are fewer candidates. I encourage all the members to participate in the election process, including meet the candidates events and expressing your preference in the ballots.

**B. Finance and Legal Report – Chairman Blackman gave the following report on behalf of Ron Denney.**

Oral arguments before the Wyoming Supreme Court were heard on Tuesday, May 13<sup>th</sup>. Currently we are awaiting a ruling from the court. At present we do not have a good estimate of when the ruling will be issued. Sometimes these things are relatively quick, a few weeks, other times it may take months. In the Ainslie fence lawsuit the plaintiff has filed for summary judgment and we have also submitted a request for summary judgment. Currently we are waiting for further direction from the judge.

**C. Architectural Report – Director Horton gave the following report:**

Permit Activity (3/15/2014 to 4/19/2014)

<b>Approved:</b>	<b>0</b>	
<b>Disapproved:</b>	<b>0</b>	
<b>Variances:</b>	<b>0</b>	
<b>Withdrawn:</b>	<b>0</b>	
<b>In Process:</b>	<b>4</b>	
Addition:		1
New House Permit:		1
Expansion through second floor:		1
Replacing a deck/greenhouse:		1

**Up-Coming:**           **0**

**Architectural Committee:** Anybody that would like to come and be a part of the Architectural Committee, or come in and listen in to our discussions and listen to how we evaluate these

permits, you are more than welcome. We meet on the 1<sup>st</sup> and 3<sup>rd</sup> Friday of every month at 10 o'clock at the Star Valley Ranch Association Offices.

#### **D. Golf and Greens May 2014 –**

The "Good" news is the "white" stuff is gone --- for at least a day or two. The "Better" news is Cedar Creek Golf Course opened on Friday May 2<sup>nd</sup>, and Aspen Hills opens today! The first Golf & Greens was held on Wednesday May 14<sup>th</sup> at 3:00 p.m. with 9 returning volunteer members to kick-off the 2014 season.

Here are a few of the items the committee cussed and discussed;  
From Kurt Richmond's golf course staff – All of the greens made it through the winter in great shape, with the exception of #4 at Cedar Creek, (Don't know what he's talking about – looked good to me.) Sprinkler systems for all 27 holes are up and running with no major problems from the past winter.

There have been some staffing changes since last season which include; Steve Stohr is now the new golf course mechanic, James Bort is the new irrigation technician, and Gary Higham is now the golf course project foreman. Along with these guys our mowing crew of Jim Chumley, Dave Carpenter and the rest have returned for yet another year. Along with continuing to ready both courses for the season, Kurt has the priority goals of finishing up top dressing and minor repairs of the newly renovated green on #15 at Cedar Creek, extending and adding to the netting between the driving range and the ladies #1 tee box for safety concerns. Also to be completed very soon are, finishing up landscaping berms on the driving range along with the berm at the back of #2 green at Cedar Creek. The "BURN PILE" at Aspen Hills has been "torched," and the hold is now being filled with anticipation of finding a new location for future golf course debris and disposal. The hillside behind #9 at Aspen Hills has recently been raked out, seeded, and sprinklers set for different times during the day to promote grass growth –BEWARE YOU'VE BEEN WARNED. Tee and yardage markers are still available through the SVRA office for both golf courses. 14 of the markers purchased last year were sent back due to a "font/wording" problem and should arrive before the Memorial Day weekend. There is still room for interested people in the "Adopt-A-Hole" program to help beautify our two golf courses. See the Pro-Shop for details.

Cart path upgrades for this year include;

Finishing phase #2 at Aspen Hills from the 4<sup>th</sup> green, down the hill to the 5<sup>th</sup> tee box.

Smooth out the path and re-gravel on Aspen Hills #8 from ladies tee box through the trees to the 8<sup>th</sup> green.

Cedar Creek from the #6 green to the road approaching #7 tees.

#9 on Cedar Creek, rework path from road to ladies tee box.

Now for the Pro-Shop news. Most of the pro-shop staff, Diane-Phil, and others are returning this year. With the addition of our new Pro – Ben Whalen. Ben has been absent from Star Valley Ranch for a couple of years, as he's been busy as an assistant pro in Colorado. Couldn't keep him away, and now he's back. He returns to Star Valley Ranch with a gung-ho attitude on how to improve the golfing experience here on the "Ranch." Ben is already working on significantly improving the golf lesson programs offered by our association. He will be doing group lessons on Saturday, June 14<sup>th</sup>, July 19<sup>th</sup>, and August 2<sup>nd</sup>, 1 hour for \$10. Ben, through his experience in Colorado, has also come up with the "Ladies Driving Range Social" on Thursdays beginning June 5<sup>th</sup> at 6:00 p.m. for \$15.00, this is designed for the GALS who haven't figured out why their husbands disappear off the face of the map "at least," twice a week, and want to know what "Golf" is all about. He will also be providing regular group lessons of three or more per group along with private lessons for adults and juniors with a really reasonable rate structure. Ben also has his eye on improving the golfing experience of

the younger crowd, by instituting 4 different "Junior Golf Clinics" in different age groups from 5 to 14 years old throughout the summer.

The Pro-Shop continues to get in more merchandise weekly to try and have a complete inventory of products suited to all types of golfers, and those that don't golf. We are all behind "The Eight Ball" at this time because at this time last year, we thought we would be in a more condensed setting getting through the 2014 season while the new facilities were being built. Have patience, we're trying. At this point the ladies' seem to like what is already on the racks, where the guys don't say much. The guys are more interested in an arsenal of "weapons" to load in their bag.

This year the "weapons" of choice in the pro-shop to buy or demo, include both Taylor Made and Callaway's newest lines. Ben or anyone on the pro-shop staff will be happy to show all the different apparel and "weapons" SVRA has to offer.

**"Upcoming Tournaments for June"**

Star Valley Medical Center Tournament June 13<sup>th</sup> "Private carts may be needed" see the pro-shop.

"Mixed Moose tournament" (The old Mr. and Mrs.), June 20<sup>th</sup> & 21<sup>st</sup> (Sign-up DEADLINE is June 7<sup>th</sup> so we are in-sync with ordering the proper number of tee prizes and catered dinners for the participants of this tournament.)

"Property Owners Tournament" June 27<sup>th</sup> & 28<sup>th</sup> (Even if you hate GOLF, it's a good reason to meet members of the "Ranch" and take out aggressions on the little white ball.)

If you know of, or are a new golfer to this community, and want to meet new folks either in the Ladies Association or in the Men's Association, please inquire at the pro-shop, and they will direct you to the right personnel involved in these organizations for dates and tee times. The people that have stopped by in the last two weeks to chat, have said "these golf courses and the personnel running them have never been this good."

Thank you to all the VOLUNTEERS on the Golf and Greens Committee, Kurt Richmond and the golf course crew, Kirk Sessions and the SVRA staff, Ben Whalen and the pro-shop folks, and "All those members who still think – This is a piece of 'Paradise.'"

Oh and thanks to "Mother Nature" for the downpour last night, pretty much soaked 27 holes, and sent most of my grass clippings towards the driving range.

Next Golf and Greens Meeting is set for 3:00 p.m. on June 18<sup>th</sup> second floor of the Silo. Bring your coat!

**E. House and Entertainment – Secretary Ann Earl gave the following report:**

House and Entertainment is trying to bring in some new activities this year, the 2014 H&E calendar is still in place, without knowing the status of the Barn/Silo this year, and it was hard to plan ahead too much. We tried to think of some outdoor family activities or the use of the Cook Shack, which brings me to "Wine & Wellness." This is an educational workshop on many healthy topics. It is sponsored by H&E so there is no cost to you, just come and enjoy. Deb Adler will be our educator, specialist, and speaker. You may wonder what wine has to do with wellness, well, it is a nice way to kick back, have a glass of wine, and learn how to be healthier!

Deb has been in the fitness field for 30 years, and is a wellness educator, weight management specialist, certified trainer, and a cycling coach at the Thayne Community Center. We plan to have a workshop every month and a different topic each time; she will start Monday with an introduction to healthy alternatives such as instead of using white sugar, use Stevia or raw honey, instead of deep frying, oven fry, and using herbs to enhance flavors. We

can even get in to questions you might have and we have even talked about healthy cooking, these workshops will take place in the Cook Shack so we will always have access to a kitchen. It would be nice if you could rsvp to me or the office just so I know how much wine to bring along! Remember red wine is full of antioxidants! I will also have bottled water available. "Walk-ins are Welcome" There is no age limit to turning your health around! So remember, Monday, the 19<sup>th</sup> of May at 4:00 at the Cook Shack!

I am working on some other projects; a lot of you said you want other things going on than the golf tournaments. We are busy up til the 4<sup>th</sup> of July, once that is over I have in the back of my mind that I would like to do a family luau. If anyone has any other ideas come and talk to me.

Chairman Blackman – On House and Entertainment, they are a limited committee and depend on a lot of volunteerism, but it seems like we get the same volunteers everywhere, and they are starting to get burned out. So if you see one of these things that interest you, we would really appreciate volunteers helping out with this.

**F. Election 2014 - Secretary Ann Earl gave the following report:**

The election process is moving along fairly well. We have three candidates running for the three positions that will expire this year. All of the election packets have been printed, placed in envelopes, and mailed thanks to the efficient work of the Association office staff and the 18 volunteers who met on Monday to stuff the envelopes and put on the mailing labels, with all this help we were able to complete the process in record time, almost 1700 packets in 1 hour 45 minutes, and I think everyone had a good time as well.

Our next milestone will be the first Candidate's night scheduled for Saturday, June 14<sup>th</sup>, at 7 p.m. Each candidate will have a 10 minute time period to present their platform and reason for running, followed by an open question and answer session.

The Election Committee has been established with a full 15 members, not including the chair or co-chair, and with the consent of the Board of Directors, will be as follows:

Chair – Ann Blakley  
Co-Chair – John Blakley

Committee members:

Al Redlin	Sherry Langgle
Alycyn Culbertson	Trisha Blackman
Donna Thompson	Cathy Lynch
Peggy Gouvisis	John Lynch
Larry Brice	Maria Simental
Gayle Brice	Katy Denney
Cathy Toolson	Louis Jantz
Ann Earl	

- Secretary Earl made a motion to approve the Election Committee as presented. Director Horton seconded the motion.

Discussion:

Chairman Blackman stated: This committee was setup in our Operating Procedures, and we appreciate Ann and Ann and John's help trying to get this committee put together and making it run. If there is no other discussion I will take a vote to approve the election committee as presented.

Motion passed unanimously.

Secretary Earl stated: I would also like to recognize our volunteers that helped last Monday. They worked so hard and fast they didn't even have time to have a doughnut. The volunteers included: Trisha and Mike Blackman, Cathy Lynch, Jim and Judy Vandel, Bob Horton, Julia Wukasinowich, Cathy Toolson, Marie Cazier, Ron Mueller, Donna Thompson, Aylsyn Culbertson, Jeff Earl, Peggy and Tom Gouvisis, Al and Barb Redlin, Bob Lujan, Robyn Mousley, and Ann Earl.

General Manager Kirk Session stated: As the result of the great work of those volunteers, Katie was able to get all of those stamped, and in the mail that afternoon which is the earliest I have seen since I have been around.

#### **4. GENERAL MANAGER'S REPORT – General Manager Kirk Sessions gave the following report:**

**Account Statements:** All bank accounts are reconciled for the month of April 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:** 47 Lots (2.3%) have not paid in full.

**2013 Assessment Status:** 69 Lots (3.4%) have not paid in full.

**2014 Assessment Status:** 235 Lots (11.7%) have not paid in full. (This represents an improvement over 2011-2013 for the same date). There are currently 6 foreclosures that we are aware of on the Ranch.

**Business Activities:** For the month of April, 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 - \$88.18 (2 lots X \$40.09 for each assessment paid)

2013 - \$80.00 (2 lots X \$40 for each assessment paid)

2014 - \$6,880.00 (172 lots X \$40 for each assessment paid)

Total = \$7,048.18

These transfers bring the account balance to \$203,951.62 including accumulated interest. The corrected balance for last month is \$196,903.44.

An overview of SVRA Financials for 2014 finds the YTD April Gross Profit at slightly under budgeted level, due to the impact of weather on golf revenue. Total Expense is 12.9% under budgeted level, resulting in year-to-date Net Ordinary Income prior to Depreciation at 6.1% better than budgeted level. The current cash assets (YTD April Balance Sheet) Total \$1,604,187.59 of which \$791,093 is set aside for the SVRA Member Center.

**Golf Course Operations:** Aspen Hills will open today and the hours will be 9am – 5pm daily. Beginning this weekend, Cedar Creek will be open from 9am to 6pm. The hours at both courses will expand as the season progresses. We plan to implement summer rates Friday 5/23 subject to a course inspection early next week to assure that course conditions meet expectations.

**Facilities:** While historically the pool has been open for the Memorial Day Holiday, due to the early calendar date of the Holiday, uncooperative spring weather, and the significant refurbishment that had to be done to the pool surface, the pool will open 5/31. All other SVRA facilities are open as of today. Resurfacing the pool next year will need to be a priority consideration for the Board for the 2015 budget.

**Duffer's:** Duffer's will open today at 1pm. They will open at 1pm on weekends & holidays and 2:30 during the week. We have added some additional pre-mixed drinks that we believe will appeal to the ladies and at the request of members will be serving wine in glassware this year. We will continue limited wine sales by the bottle, package liquor and beer sales, and special orders for members at very competitive prices.

**SOCIAL ACTIVITIES UPDATE:** We have now received confirmation of plans & schedules with the social groups and have prepared a Weekly Activities Schedule that has been distributed via e-mail. Copies are available at the SVRA office always. Jackie Marie will not be returning to do karaoke this year. Going forward, karaoke will be managed by the H & E Committee who will be making arrangements for karaoke for this summer. Starting next year the karaoke budget will be removed from the bar operating budget and added to the H & E budget as well.

**5. Old Business –**

Secretary Earl stated: I have copies of the Election Calendar if any of you would like to grab one.

**6. New Business – None.**

**7. For the Good of the Order –**

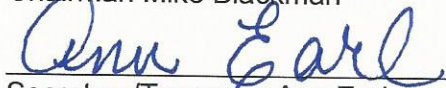
- Chairman Blackman talked about keeping For the Good of the Order on Association business only.
- Bob Meikle thanked Kirk Sessions and the staff at Star Valley Ranch Association office for their help with the election process. He also talked about keeping informed about the election by using a local radio station.
- Clyde Cazier asked what impact the delinquent accounts have on the upcoming election.
- Kirk Sessions explained that this year the Association is ahead of where we have been since 2010 at this stage of the game, but on June 16<sup>th</sup> what we do is we go through the entire roster of all owners of lots on the ranch, and we provide to the election committee “eligible voters” because according to the documents that govern the Association you must have your dues paid to be eligible to vote. Then they take whatever ballots they receive and they reconcile them against that listing to make sure that all of these are votes from eligible voters. At the same time, using that, we determine what the numbers of votes are required in order to constitute a quorum of the eligible voters. Which typically in the past has ranged somewhere between 500 and 700 eligible votes in order to constitute a quorum.
- Boyd Siddoway asked about interest on delinquent accounts and how it affects the election.
- Kirk Sessions explained how a judgment is entered against delinquent accounts.
- John Pfaff asked how many rounds of golf have been played this year.
- Kirk Sessions answered that approximately 17,290 rounds have been played this year.
- Ed Koch talked about the Town Beautification Auction that is going to be held upstairs tonight.

**8. Adjournment:\* Chairman Blackman stated – I would now entertain a motion for adjournment.**

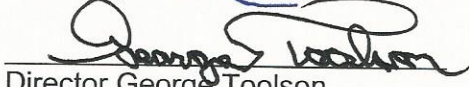
- Director Toolson made a motion to adjourn.  
Secretary Earl seconded the motion.  
Motion passed unanimously.

Meeting adjourned at 9:48 a.m.

Chairman Mike Blackman



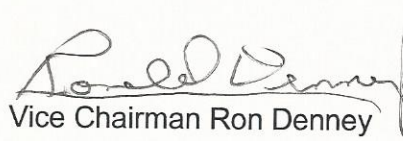
Secretary/Treasurer Ann Earl



Director George Toolson

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Director Bob Lujan



Vice Chairman Ron Denney

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Director Bob Horton

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Director Derk Izatt