

Star Valley Ranch Association  
Board of Directors Meeting  
July 20, 2017  
7:00 p.m.  
Town Hall

Ron Denney: Chairman - Present  
Mike Wardle: Vice Chairman – Present  
Jere Kovach: Treasurer – Present  
Marsha Combe: Secretary – Present  
Bob Lujan: Director - Present  
George Toolson: Director - Present  
Donna Thompson: Director - Absent

**Call to order:** Chairman Denney called the meeting to order at 7:00 p.m. and stated that there was a quorum and called for the Pledge of Allegiance.

Chairman Denney welcomed the Mayor Kathy Buyers and thanked her for opening the building.

**1. Adopt Agenda:\***

- Treasure Kovach made a motion to adopt the agenda.  
Director Toolson seconded the motion.  
Motion passed unanimously.

**2. Approval of Minutes for May 2017 Board Meeting and June Organizational Meeting:\***

- Director Wardle made a motion to approve the May 2017 Board of Directors Meeting Minutes as written.  
Director Toolson seconded the motion.  
Motion passed unanimously.

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

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

Our 4<sup>th</sup> of July celebration was attended by almost as many as last year. We had about 100 volunteers for this event. The flag raising ceremony and the celebration were very well received. Recognizing the veteran during the flag raising ceremony is a very important part of the celebration.

You may have seen Mayor Buyers' email stating the Boy Scouts collected 3 or 4 loads of weeds. They focused on area that Greg Greenhoe pointed out. Also the Men's Golf Association went out today and collected 3,000 lbs. of weeds. We as a community need to work together on the "War on Weeds".

We did not have a quorum at the Annual Meeting, therefore there was no election. The Board appointed 3 new Board of Directors who volunteered for 1-year terms. Pointing out that next year there will be 5,3-year terms up for election, which is concerning with the lack of interest in the community. The Board is going to work on a community interest improvement process. We will have someone come in and speak and help run some meetings. We will have our 1<sup>st</sup> community interest meeting on August 16<sup>th</sup>. We will be looking for input and ways to improve.

Director Donna Thompson is working on some ideas to get information out to the members. You may see some of us at the Post Office in the next 3 weeks. Please come by and see us and give us any thoughts you may have. Our goal is to raise the community interest.

Member Ed Smith asked who are the new Board of Directors.

Chairman Denney stated Bob Lujan, Mike Wardle and Donna Thompson are the 3 new Board Members with 1 year terms. Next year Marsha Combe and I go off. The Association will not go away with the lack of votes for Directors, I can guarantee you that.

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

This is a condensed version of June & July report because of a lack of a quorum at the Annual Meeting in June.

Cedar Creek & Aspen Hills Golf Courses are in the "Full" summer mode and are in excellent condition. Mother Nature threw us a few curve balls early in the season as far as "Rounds Played", but we seem to be catching up now. Through July 18<sup>th</sup> we are down 449 rounds compared to last year to date. One June 21<sup>st</sup> of this year we were down 703 rounds compared to the same date in 2016. All is not "Gloom & Doom" as our bottom line with Golf Income and Pro shop/Golf course Management expenses shows we are in the Black by just over \$5,000.00. This compares to being almost \$19,000.00 in the "Red" a year ago.

Kurt Richmond and the golf course maintenance crew continue to enhance the playability of both courses. The #3 Tee Box on Cedar Creek is nearing completion. Sod was laid in June by the Men's Golf Association and Kurt's crew with the Green Side cart path to be completed in a couple of weeks.

Our golf Pro Ben Whalen and his staff have also been extremely busy with moving the Pro shop several times in the past 2 months as well as the many tournaments that have already taken place. The Pro Shop has a great variety of clothing and golf essentials including the #1 essential, improving your swing. If you want to get a rise out of Ben, ask him if he's ready to move again.



Tournaments completed so far this season include; The 1<sup>st</sup> Annual Member/Member Tournament (great turn-out for year 1 and is sure to grow in popularity), the Wildland Firefighters Tournament which proceeds help the families of "Fallen Wildland Firefighters", the Star Valley Medical Center Tournament, and the Mixed Moose Tournament which continues to grow with out of state participants for the last 5 years. The "Property Owners" weekend tournaments continue to decline in participation so we are rethinking how to get more property owners involved. Two other tournaments that have been completed lately are the Ladies Solheim Cup and the Men's Ryder Cup. Without going into great detail the ladies, and the guys from the "Ranch" LOST, but we've got "Big" plans to get both cups back in 2018. Next week, the 27<sup>th</sup> thru the 29<sup>th</sup> is the Annual Member/Guest Tournament which is sure to increase the bottom line at Duffers Lounge.

Both Men's and Ladies League are in full swing, If you would like to join either of these organizations, please inquire at the Pro Shop.

- C. House & Entertainment Report: Secretary Combe gave the following report:** Since we didn't have a meeting in July due to not having a quorum, I'll give a little recap starting with last year's Property Owners Weekend, because we had a great 2016 year. Often times am asked by many Association Homeowners "What does my Association fee go towards", so I hope you will get a copy of the H & E calendar to see all the functions your Association puts together for you to enjoy each year, because there are many. **June 24th & 25th** of 2016 we had the Property Owners Weekend where the Association provided free hot dogs and pops until they ran out, with a band to finish off the wonderful day! **July 4th** We had our Independence Day Celebration, which is always amazing. It includes the morning flag raising, pancake/sausage breakfast, the golf cart parade followed by children's races, carnival games, basketball tournament, and then we have the hamburger lunch and the pie sale. **July 30th** We had a pot luck dinner and dance with a live band to finish out the Member/Guest Golf Tournament, which is always the last weekend in July. **August 30th** We had a Movie in the Park which we showed "Despicable Me" and we offer free popcorn to all that attends. We do about 3 of these each summer. **August 27th** We had another Potluck dinner/dance **September 17th** We had a corn hole competition and our 2nd Annual Chili Cook Off, which was closed out again with another band. **October 31st** We had the Trunk or Treat and December 10th we had the Santa Comes to SVRA. We also have a weekly karaoke on Sunday evenings, which is also provided by the Association. So far in 2017: **April 15th** We held our Annual Easter Egg Hunt, which was attended by nearly 100 area children. **May 27th** We had a Mexican Fiesta potluck with a dance. Music was provided by the Band Blazin' Aces. **June 9th** We had Movie in the Park scheduled, but had to cancel due to the weather. We have rescheduled for August 4th and the movie will be "Moana". **June 10th** We held our Community Garage Sale with over 20 homes participating. **June 23rd & 24th** We had another great Property Owner's weekend where the members got to enjoy free golf, swimming & tennis and also all the hotdogs & pop they could eat, which were served at the Barn and at Cedar Creek Park until they were gone. We again finished out the weekend with a dance and the music was

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provided by the band "Twenty Paces" who were joined by the Linfords. **July 4th** We had our Independence Day Celebration, which included the morning flag raising ceremony. If you have never attended this awesome event, it is always an amazing start to a fabulous day. We start serving a great pancake/sausage breakfast followed by a golf cart parade, children's races, carnival games, basketball tournament, and then end with a hamburger lunch and the pie sale. I want to thank the staff and volunteers that donated hours of their time on this day in 85+ degree weather. It is an incredible amount of work, but fun and enjoyment is always had by everyone!! **July 7th** We had another Movie in the Park and "Grease" was shown, which was a little interesting, since we had a little weather, which messed with the movie screen. After a little delay, our incredible staff once again got everything fixed and we were able to show the whole movie. Upcoming events in August are: **August 18th** We have another Movie in the Park and we will be showing "Jungle Book". If you haven't been to one of these movies you need to try and come out, because they are always fun and we offer free popcorn to everyone! **August 19th** We have a Community Garage sale, so if you want to participate get your address to the office to be on the list. I just hope everyone realizes all the hard work that your association employees put into coming up with all these functions along with all their hard work to run these functions and ensure they run smoothly. There are also a lot of volunteers on the Ranch that volunteer their time to help. Without the help from employees and volunteers these events would not be possible. If there are events and/or activities you would like to see the Association put on please contact me or the Association office. We are always open to new, fun ideas.

- D. Finance & Legal Committee Report: Director Kovach gave the following report:** The Finance & Legal Committee is one of the four standing committees listed in our By-Laws that are to "advise and recommend to the Board of Directors". None of the standing committees have the final say on any subject.

Our By-Laws define the duties of the Finance & Legal Committee as follows: Responsible for the annual operating and capital budgets, determination of fees and assessments, definition of member and guest privileges, and all related legal, taxes, insurance, zoning, and organizational matters affecting the Association.

The Finance & Legal Committee has been meeting on the third Tuesday of the month. We generally meet during the six months from May through October.

Nine years ago, when I first served on this committee, the operating and capital budgets took hours and hours to develop. This was primarily due to a lack of history and a computer system with very limited capabilities. In about 2011 we upgraded the computer system and began developing a budget history. Today we look at a five years of line item history and this greatly speeds up and improves the accuracy of our budgeting.

During the past 12 months, we have discussed topics including lawsuits, enforcement of DCCRs, the air strip, and the barn/silo redevelopment.



At our board workshop this past Tuesday, Chairman Denney tasked the Finance and Legal Committee to review the By-Laws and make recommendations for amendments. A key area we will consider is to amend the requirements for a quorum for the annual meeting.

We have an opening for one new member on the committee. If any of you are interested in working with us, please give me your name after this meeting is adjourned.

**E. Utilities Report: Director Lujan gave the following report:**

I was recently appointed as a Director, for a one year term, and given the assignment of Utilities. I look forward to the appointment and thank the Directors for the opportunity. I am currently in the process in putting together a Utility Committee and ask anyone who may have interest in serving on the committee to contact me.

I am also reviewing our irrigation supply system, recreation facilities, airstrip and other related matters. With the assistance of the committee I hope to make current and future recommendation to the Board which will improve and benefit the Association and its members.

Current Actions: On July 6<sup>th</sup> the Star Valley Ranch stocked the Aspen Hills #8 Pond with 500 fish (250 Brown and 250 tiger trout) from Cold Springs Farm. SVRA stocks the pond every other year. Fishing is allowed for kids 12 and under and adults 70+. No license is required. Limit 2 two day 5 per family.

The Cedar Creek Grill will be changing operators in the near future. Several deficiencies in the equipment have been identified.

- Director Lujan made a motion to authorize the expenses to repair the aging grill equipment, not to exceed \$5,000.00, from the Major Maintenance Account. Treasurer Kovach seconded the motion.  
Motion passed unanimously.

Chairman Denney added we had a professional come in and do an inspection and give a recommendation as to what's needed.

Member John Walk suggested the new owner should have a call in at the 9<sup>th</sup> tee box for the convenience of the golfers.

**F. Barn & Silo Redevelopment Report: Secretary Combe gave the following report:**

We need to finish up some items related to the Barn/Silo project.

- Secretary Combe made a motion to authorize an additional \$5,000 from the Barn/Silo Restricted Account for expenses related to the removal of the silo, additional restroom construction, and modular building.

Member Ken Best asked what is yet to be spent.

General Manager Booker stated the additional expenses are for the bathrooms and the ramp in the modular building. This money has yet to be spent.

Member Ed Smith asked how much it cost to take the Silo down.

Director Toolson replied \$88,777.00

Member Dick Johnson stated he believes the 3 buildings are manufactured homes and not modular.

Director Toolson replied they are IBC code commercial buildings, not HUD.

Director Toolson seconded the motion.  
Motion passed unanimously.

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

**Account Statements:** All bank accounts have been reconciled for May & June without discrepancy.

**Assessments:**

**2009 Lawsuit through 2016:** 66 Lots unpaid (3.27%).

**2017 Assessment Status:** 1843 Lots (91.42%) paid in full, 9 lots short of the same time last year.

**Business Activities:**

The monthly transfers for the allocations of Annual Assessments transferred from the Operations Checking account in May and June are:

- The transfer for Barn/Silo Redevelopment into the Restricted Account was as follows:  
2012 - \$44.09 (1 lot x \$44.09 for each assessment paid)  
2013 - \$40.00 (1 lot x \$40.00 for each assessment paid)  
2014 - \$40.00 (1 lot x \$40.00 for each assessment paid) Total = \$124.09

The account balance as of 6/30/2017 is \$148,378.17 which includes accumulated interest, minus any approved expenses.

- The monthly transfers for the Major Maintenance Reserve Account in May and June are:  
2015 – \$87.52 (4 lots X \$21.88 for each assessment paid)

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2016 – \$88.48 (7 lots x \$12.64 for each assessment paid)  
2017 – \$1,114.56 (288 Lots x \$3.87) Total = \$1,290.56

The account balance as of 6/30/2017 is \$38,514.07, which includes accumulated interest minus any approved expenses.

Opening the additional account for SVRA future needs will be completed in August. Once the account setup is complete the funds allocated per each assessment will be reported as are the above accounts. The running balance, as of 6/30/2017, of the future transfer is \$22,345.24. These funds currently remain in our operating account. The balance is calculated using the following figures:

2016 End of Year Reconciliation Allocation - \$88,625.24  
1843 Assessments collected @ \$40.00/lot as of 6/30/2017 - \$73,720.00  
Total of transfers to Future Needs: \$162,345.24

Future Needs Funds allocated to use in 2017 (as of 5/17/2017): \$140,000.00

Balance of Account: \$22,345.24

An overview of SVRA Financials finds that June Gross Profit slightly above budgeted levels (1.00%) and Total Expense slightly below budgeted levels (98.2%) resulting in year-to-date Net ordinary income prior to depreciation at 104.9% of budgeted levels. The YTD cash assets (6/30/2017 Balance Sheet) Total \$1,658,683.73. The summary of the financials are, as always, available on the SVRA website.

**DCC&R Compliance:**

Gene Root continues to take on our DCC&R Compliance responsibilities. Gene has followed two complaints through the 2<sup>nd</sup> Violation (Notice of Violation) since the May Board meeting. He has also started with a Friendly reminder (1<sup>st</sup> Violation Notice) to another member. Gene processes DCC&R complaints based on complaints turned into the Association by members.

**Facilities:** 2017 has been another great year for swimming lessons with Rebecca Hutchinson and her staff. We expect that approximately 250 children will have learned to swim or swim better by the end of the summer when the season culminates with the Elementary School Swim & Learn program.

Ernie continues to be busy with many projects on the Ranch. He has completed the new ladies restroom in the barn, repaired the Aspen Hills fountain, organized and did most of the heavy lifting for the 4<sup>th</sup> of July celebration, cleaned up some of the common areas, just to name a few.

3 AEDs have been installed in SVRA locations (Pool, Modular, and Aspen Hills Pro Shop).



We have also had much help from volunteers this year. A volunteer group from the Men's Golf Association assembled the new walk in cooler, installed the new ground cover at the park, served hot dogs during property owner's weekend, pulled many noxious weeds, and more. Again, a HUGE Thank You to all that volunteer their own time to make this place great!

**Cedar Creek Grill:** Haley Shervin has been operating the grill for the last few years. Haley has decided to move back to Salt Lake City, leaving an opportunity for someone new to operate the grill. We are in discussion with a local family that would like to take over. It appears that unless there are any roadblocks for them, the Grill will open with new owners August 1<sup>st</sup>. Watch the SVRA emails for details, menu and more.

## **GOLF**

**Golf Course Maintenance:** Kurt Richmond's golf course maintenance crew has really outdone themselves this year. The course continues to improve. As one member pointed out "These course rival some of the best courses around, even some of the nicer courses in Jackson." We are lucky to have a great employee with an ever-evolving vision of making this course better.

**Pro Shop:** Ben Whalen and his staff continue to operate the pro shops with the high level of customer service and professionalism. Ben continues to offer his private lessons and Jr. Clinics. Contact Cedar Creek if you are interested.

**Duffer's:** Heather and her staff continue to improve and make Duffer's a great place to socialize and relax. The addition of Kronsks and pizza this year has proved to be a great option for snacking at the barn.

**July 4<sup>th</sup> 2016:** The 20<sup>th</sup> Annual 4th of July Celebration, by all observations, was again a great success! This year approximately 300 pancake breakfasts and 550 hamburger or hotdog lunches were served! Our overall pie sales, both individual and whole pie auctions, were the equivalent of 300 slices of pie! Over 500 free snow cones were dispensed. An uncountable number of excited children took home approximately 6500 prizes, plus ribbons won in the races and awards won in the golf cart, bike and tricycle parade!! All of this and an opportunity to celebrate the birth of our nation and honor those that have served and are serving in our armed forces!!

This important event at SVR is possible because the SVRA staff and approximately 100 volunteers gave up their time to make it possible! To each of these people please accept our deepest appreciation and a heartfelt thank you!!

## **5. Old Business:**

Member Marcus Christenson stated his concerns of the complaint he filed with the Association on July 3rd, saying he felt the Association wasn't doing enough and should communicate better with the Town.



General Manager Booker explained the process in which the Association takes and assured him that his complaint is being taken seriously.

Chairman Denney stated our DCC&R's allow us to call this a nuisance and we have to follow proper steps.

Mayor Buyers stated that the Town has a Lighting Ordinance and have 3 people that do code enforcement in the Town. She told him he should file a complaint with the Town.

**6. New Business:** None Stated

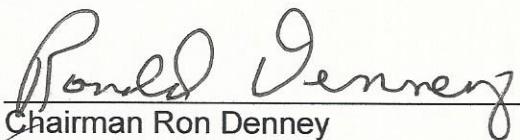
**7. For the Good of the Order:**

Member Ed Smith stated he heard a rumor that the buildings were costing \$6,000 to \$8,000 a month.

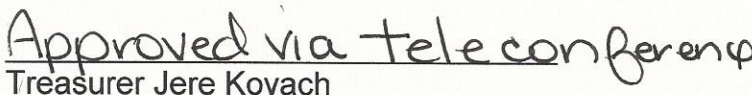
General Manager Booker said no it is approximately \$1,600 a month for all 3 modular buildings and we have a 24 month lease.

**8. Adjournment\***

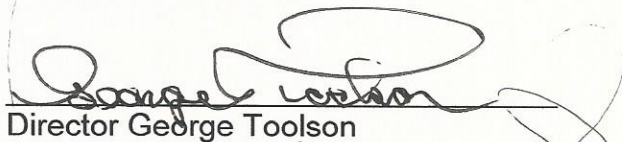
- Director Toolson made a motion to adjourn.  
Director Lujan seconded the motion.  
Motion passed unanimously at 7:53 p.m.

  
Chairman Ron Denney

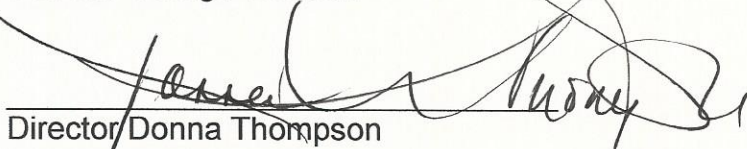
  
Vice Chairman Mike Wardle

  
Treasurer Jere Kovach

  
Secretary Marsha Combe

  
Director George Toolson

  
Director Bob Lujan

  
Director Donna Thompson