

Star Valley Ranch Association
Board of Directors Meeting
November 17, 2016
7:00 p.m.
Town Hall

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

Call to order: Chairman Wardle 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 Wardle thanked Ed Koch for opening and thanked the Town for letting us use the facilities. He welcomed Dick Johnson, Sue Abrams and Martin Occhi.

1. Adopt Agenda:*

- Director Meikle made a motion to adopt the agenda.
Vice Chairman Denney seconded the motion.
Motion passed unanimously.

2. Approval of Minutes for October 2016 Board Meeting:*

- Director Kovach made a motion to approve the October 2016 Board of Director Meeting Minutes as written.
Secretary Combe seconded the motion.
Motion passed unanimously.

3. Standing Committee & Special Reports:

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

Clayton Homes wanted to put in a manufactured home in plat 5. The Association has not approved this permit due to the fact that a previous Board in 2009 adopted an operating policy not allowing any homes that did not meet international building code. The Town approved their permit. The Association denied it, that produced a nasty letter from their attorney. We have referred this matter to our legal counsel. We feel we have a strong case.

Special Election Results of November 4, 2016
Total lots 2020, Total eligible lots 1919
Quorum required 1151.4 responses (1919 x 60%)
Total responses received 492
659.4 responses short of a Quorum

The next Special Meeting will be on December 02, 2016 at noon in the Cookshack
Proxies must be included with the ballot unless you plan to attend the meeting in person. If you don't sign or include a proxy your vote is invalid.

Member Ron Mueller asked what if they leave the proxy blank on the top.
Chairman Wardle stated we cannot change anything on the documents and if left blank it will not count.

Dick Johnson voiced his concerns about the mailing having several items. Members might be in favor of one and not another.

Chairman Wardle said that is a decision the members will have to make. The \$375.00 can only be done in the 4th quarter. We need all 4 elements to move forward with the project. The ability to borrow money, spend the money we already have in savings and move the assessment to \$375.00 it's all or nothing. This is a onetime opportunity to let the Board move forward with the project of tearing down the Silo and building a new year round facility. This would allow us to and make modifications to the Barn and keep it as a seasonal facility. The buildings are in danger and we need to do something with them. The Barn is already under contract for a new roof this winter.

Director Meikle stated that he encourages all here today to go up to the office has he did today. The staff was helpful with the process to make sure it's right. Yes, the packet may have been confusing to some. As a Board member, e believes if we don't get it done this go around it might be a long time before we get something done with those buildings. He is personally very concerned with the buildings 3 to 4 years from now. We will have the building deteriorate even further and not have the option of saving them later. He thinks it's a do or die situation. He encourages everyone to support this project.

B. Finance & Legal Report: Director Kovach gave the following report:

He read for a third time the proposed addition to the DCCR Enforcement Procedures Policy #1.3.3 dated 3/17/2012

DCC&R Violation Complaint Forms are available at the SVRA office. If a complaint form is completed and signed by a property owner governed by the same set of DCC&R's as the property not in compliance, the enforcement procedure will initiated. Complaint forms filed by a property owner not governed by the same set of DCC&R's as the property no in compliance will be forwarded to the Board. If the Board receives more than one complaint form on a specific property, initiating an enforcement procedure will be discussed by the Board.

- Director Kovach made new a motion to approve the addition/revision to DCCR Enforcement Procedures #1.3.3.
Director Toolson seconded the motion.

Member LaBare voiced her concerns about how the enforcement of complaints is handled.

Member Ed Koch stated the statement was read incorrect. On line 3, be needs to be added as Director Kovach read. Also the last line will be discussed by the Board. He asked what will be discussed, action?

Chairman Wardle stated we will add whether to take action.

- Director Kovach withdrew the motion.
Director Toolson seconded the motion to withdrawn.
- Director Kovach made a motion to approve the amended motion.
Director Toolson seconded the motion.
Motion passed unanimously.

C. Architectural Report: Director Meikle gave the following report:

Architectural permits approved since October 2016 Board Meeting:

2 new homes.

Total architectural permits approved in 2016:

10 Garages, 5 remodels, 7 fences, 4 landscapes, 13 new homes, 3 roofs replace/changed and 2 exterior paint changed.

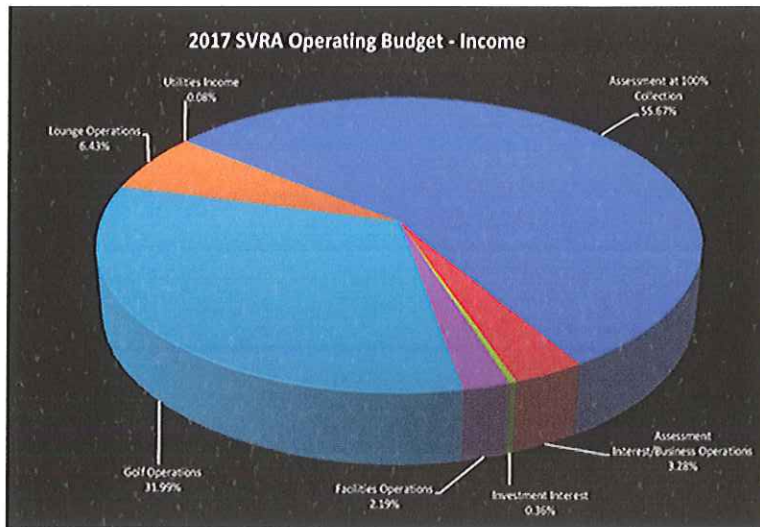
D. House and Entertainment Report: Secretary Combe gave the following report:

Since the last Board Meeting we had one event, Trunk or Treat which also included the Haunted Barn. 250-300 area children of all ages attended this event. This event is quickly becoming a favorite for children throughout Star Valley.

This event requires a lot of planning and extra work form many people. A huge thank you to George Toolson, Ernie, Heather and Sammy Bigelow, Sumara Dycus, Mike and Tallia Booker, Brooklyn McDannel, Ryan Nielsen, Kathy Strickland, Jason Ivie, Alex DiLillo, Ben Whalen and the SVHS Lady Soccer team who were able to provide over 17 girls and 1 brave coach to help with this event.

The next event will be Santa on the Ranch to be held on December 10th at Star Valley Ranch Town Hall from 10 a.m. to 12 p.m. (noon). Santa himself will be there with helpers straight from the North Pole to listen to children's Christmas wishes. We will also have areas for children to write letters to Santa and drop off in Santa's mailbox. A special thanks to Jason Ivie, Alex DiLillo and Kathy Strickland for ensuring Santa and his helpers are able to attend.

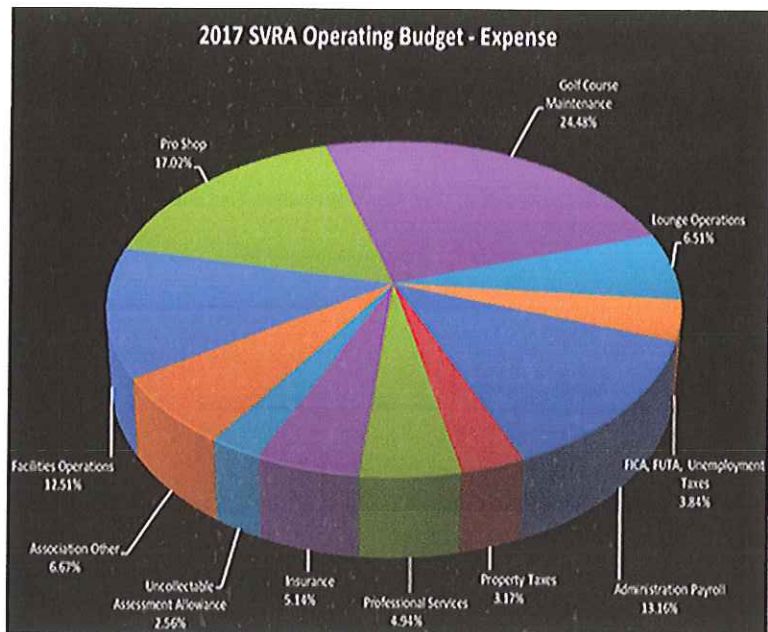
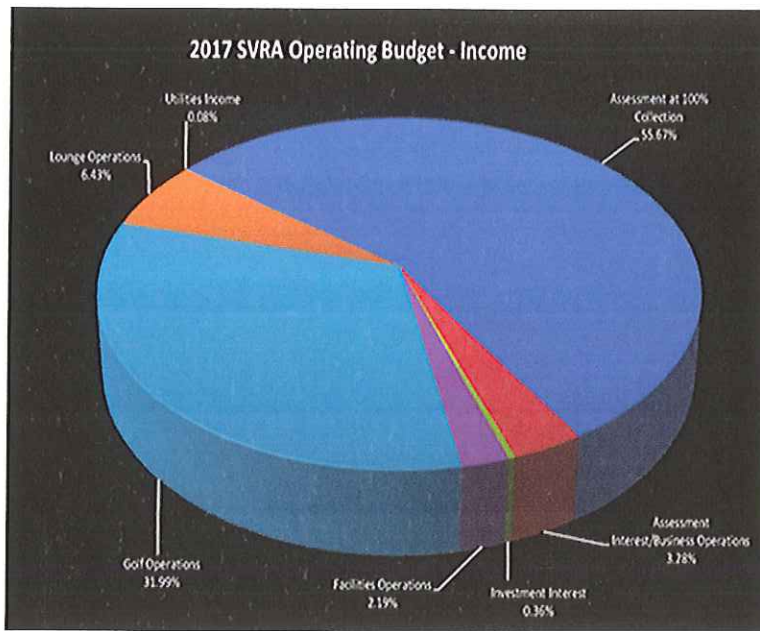
4. 2017 Budget Presentation: General Manager Booker gave the following report:

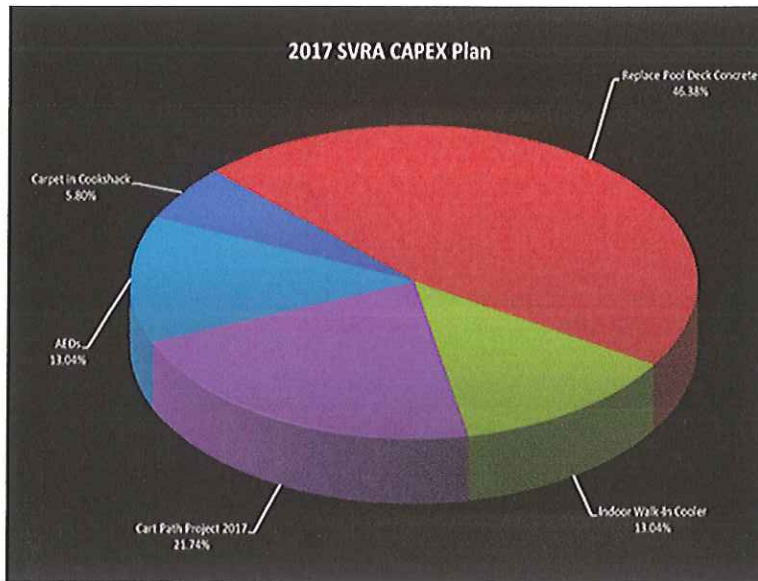


The Maximum Annual Assessment is determined using the formula:

$$(\$357.61) \times (\text{CPI index for July, 2016} / \text{CPI index for July, 2015}) = \text{2017 Maximum Annual Assessment}$$

$$(\$357.61) \times (240.647 / 238.654) = \$360.60$$





2017 CEDAR CREEK GOLF PRICES

Cedar Creek					
	Member	Non-Member	Twilight after 2 Every Day	Junior (16-18 yrs old)	
18 Holes					
Walking	\$ 29.00	\$ 33.00	\$ 29.00	\$ 16.00	
Trail Fee	\$ 36.00	\$ 40.00	\$ 31.00	\$ 23.00	
Cart Rental	\$ 38.00	\$ 42.00	\$ 32.00	\$ 25.00	
9 Holes					
Walking	\$ 16.00	\$ 18.00	\$ 16.00	\$ 8.00	
Trail Fee	\$ 20.00	\$ 22.00	\$ 18.00	\$ 12.00	
Cart Rental	\$ 23.00	\$ 25.00	\$ 19.00	\$ 15.00	

2017 ASPEN HILLS GOLF PRICES

Aspen Hills				
	Member	Non-Member	Twilight after 2 Every Day	Junior (16-18 yrs old)
18 Holes				
Walking	\$ 20.00	\$ 22.00	\$ 20.00	\$ 16.00
Trail Fee	\$ 27.00	\$ 29.00	\$ 22.00	\$ 23.00
Cart Rental	\$ 29.00	\$ 31.00	\$ 23.00	\$ 25.00
9 Holes				
Walking	\$ 11.00	\$ 13.00	\$ 11.00	\$ 8.00
Trail Fee	\$ 15.00	\$ 17.00	\$ 13.00	\$ 12.00
Cart Rental	\$ 18.00	\$ 20.00	\$ 14.00	\$ 15.00

2017 TRAIL FEE & CART RENTAL PRICES

Trail Fee & Cart Rental Prices			
9 Holes			
	Trail Fee	\$	4.00
	Cart Rental	\$	7.00
18 Holes			
	Trail Fee	\$	7.00
	Cart Rental	\$	9.00
Twilight			
	Trail Fee	\$	2.00
	Cart Rental	\$	3.00
Annual			
Member	Trail Fee	\$	275.00
	Each Add'l	\$	110.00
Non-Member	Trail Fee	\$	330.00
	Each Add'l	\$	165.00

2017 SEASON PASS PRICES

Golf & Recreation Season Passes		
	Member	Non-Member
Platinum - Single*	\$ 990.00	\$ 1,155.00
Platinum - Couple*	\$ 1,650.00	\$ 1,980.00
Gold - Single*	\$ 715.00	\$ 825.00
Gold - Couple*	\$ 1,320.00	\$ 1,540.00
*Member Discount Prices (70+ yrs old) (above member passes only)		
Single subtract	\$ 70.00	No Discount
Couple		
1 = 70+ subtract	\$ 70.00	No Discount
2 = 70+ subtract	\$ 140.00	No Discount
Jr. Golf Passes	\$ 110.00	\$ 110.00
Aspen Hills Golf Pass	\$ 200.00	\$ 250.00
Driving Range		
Single	\$ 55.00	
Family	\$ 110.00	
<i>No Discounts on Aspen Hills, Driving Range, or Jr Passes</i>		

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Trail Fee & Cart Rental Prices			
9 Holes			
	Trail Fee	\$	4.00
	Cart Rental	\$	7.00
18 Holes			
	Trail Fee	\$	7.00
	Cart Rental	\$	9.00
Twilight			
	Trail Fee	\$	2.00
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Non-Member	Trail Fee	\$	330.00
	Each Add'l	\$	165.00

2017 PUNCH CARD/ALL DAY PRICES

Punch Cards		
	Member	Non-Member
20 - 9 Hole Rounds	\$ 265.00	\$ 310.00
10 - 18 Hole Rounds w/cart	\$ 310.00	\$ 355.00

All Day Golf	Summer	Spring/Fall
(Both Courses, Includes Cart)	\$ 55.00	\$ 50.00

Special Note: Both Courses - Under 16 years old, play free with paid adult

2017 DAILY SWIM/TENNIS PRICES

Daily Swim	Member	Non-Member
Adult	\$ 3.50	\$ 4.50
Child (3-12 yrs old)	\$ 3.00	\$ 3.50
Infant (under 3)	N/C	N/C
Daily Tennis		
Adult	N/C	\$ 4.50
Child (3-12 yrs old)	N/C	\$ 3.50

2017 SWIM/TENNIS SEASON PASSES & PUNCH CARDS

	<u>Member</u>	<u>Non-Member</u>
Swim & Tennis		
Swim Annual Pass	\$ 100.00	\$ 150.00
Tennis Annual Pass	N/C	\$ 150.00
Swim Family Annual Pass	\$ 250.00	\$ 300.00
Tennis Family Annual Pass	N/C	\$ 300.00
Swim Punch Cards (20 Punches)	\$ 45.00	\$ 60.00
Tennis Punch Cards (20 Punches)	N/C	\$ 60.00

2017 OTHER FEES

	<u>Member</u>	<u>Non-Member</u>
Barn	\$ 250.00	\$ 350.00
Cookshack/Pavilion/Library	\$ 50.00	\$ 75.00
Swimming Pool	\$ 80.00	\$ 110.00
Special Event Package (Pool & Pavilion)	\$ 90.00	\$ 125.00
Tables/Chairs/Tents	Call for Prices	
Membership Cards	\$ 1.00	N/A
Snowmobile Fees		
Daily	\$ 5.00	\$ 5.00
Annual	\$ 15.00	\$ 15.00

Member John Walker asked why we charge for snowmobiles and not have a fee for cross country skiing?

General Manager Booker explained that snowmobilers cause damage to the golf courses.

- Director Meikle made a motion to adopt the 2017 Operating Budget, Income (1,305,779.60), Expense (\$1,136,541.05), CAPEX Budget (\$34,500.00), Golf Course Equipment Replacement Fund (\$46,300.00), Major Maintenance Contribution (\$7,798.55) Fee Schedule, and the Proposed Annual Assessment (\$360.60 per lot) as just reviewed be approved.
Director Toolson seconded the motion.
Motion passed unanimously.
- Director Meikle made a motion to adopt 2017 Assessment Collection Schedule SVRA Board of Directors Meeting November 17, 2016. I move that the proposed Assessment Schedule as detailed in the prior presentation, initial mailing between January 2 and 6, 2017, to be considered delinquent as of February 28, 2017, and if not paid by March 31, 2017 interest on the unpaid balance will be accrued effective March 1, 2017, be approved.
Secretary Combe seconded the motion.
Motion passed unanimously.

5. **Old Business:** Sue Abrams thanked the Association for their support and protecting our assets.

6. **New Business:** None Stated .

7. **For the Good of the Order:** None Stated

8. **Adjournment***

- Director Meikle made a motion to adjourn.
Director Toolson seconded the motion
Motion passed unanimously at 8:06 p.m.


Chairman Mike Wardle

Approved via teleconference
Vice Chairman Ron Denney

Approved via teleconference
Treasurer Donna Thompson

Approved via teleconference
Secretary Marsha Combe

Approved via teleconference
Director George Toolson


Director Bob Meikle

Approved via teleconference
Director Jere Kovach