

Star Valley Ranch Association
Board of Directors Meeting
February 20, 2010
9:00 AM Town Hall

Attendance

Attendance:

Curtis Cheshier: Chairman
Jere Kovach: Vice Chairman
Ron Meeks: Sec/Treas
Gayland Archibald: Director via phone
Gary Braun: Director via phone
Jan Jonson: Director
Paul Weber: 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:

Sec/Tres Meeks moved to adopt the agenda.
Director Jonson seconded the Motion.
Motion carries unanimously.

2. Approval of Minutes:

Sec/Tres Meeks moved to accept the minutes from November meeting as read.
Director Jonson seconded the Motion.
Motion carries unanimously.

3. Standing & Special Committee Reports

Chairman's Report: Chairman Cheshier gave his report under New Business.

Finance & Legal Report: Vice Chairman Kovach gave the following report:
The Finance & Legal Committee did not meet this month. Kathy Schooner, Association Accountant, has reconciled the bank accounts to the penny. The auditors will do their audit on March 22, 2010. The Board of Directors are very pleased with Kathy and all her hard work.

Architectural Committee: No report given. Chairman Cheshier reported that Chairman Elmer Beck has resigned from his position on the Architectural Committee, effective January 20, 2010. He thanked Mr. Beck for all his hard work and dedication he has put in over the years.

Golf Committee: Director Braun gave the following report:
No meeting this month. The Golf Committee will start the meetings May 1, 2010.

Greens Committee: Director Archibald gave the following report via phone:
No meeting this month. The Greens Committee will start the meetings possibly in April.

House & Entertainment Report: Director Weber gave the following report:
No meeting this month. The Arts & Craft Committee has been very busy making things for the upcoming events. Still need volunteers to help make items. There is also a donation jar at Town Hall for Haiti. All proceeds go directly to them.

Utilities: No report given.

Long Range Planning Committee: No report given.

DCCR Revision Committee: No report given.

Recreation Committee: No report given.

4. General Manager's Report: General Manager Kirk Sessions gave the following report: General Manager Sessions said that he had been in the position for 35 days and there have been some changes that have been made, to improve accountability. He expressed that the future objects of the SVRA Staff is 1) Outstanding Customer Service, 2) Revenue Enhancement, 3) Cost Management, and 4) Communication. He stated that communication is sorely lacking within the organization. He also stated that there will be accountability for all income and expenses for all departments. Not all the changes will be evident to all. He hopes the results will be evident to all in the future. He asks the members for a challenge and request: If you see something good, tell everyone. If you see something bad tell him.

5. Old Business: Chairman Cheshier gave the following report:

A. Fence Policy:

Director Kovach moved to send the Fence Policy to the DCCR Committee, Architectural Committee and the membership for review. The Fence Policy is also tabled until the March meeting.

Director Braun seconded the motion.

Motion carries unanimously.

B. The following is the report from the Barn and Silo Taskforce:

Task force Members:

Curtis Cheshier Chairman BOD, Kirk Sessions GM, Mike Blackman, Don Azevedo, Dell Tinsley, Kent Harker, Gene Root

Based upon a careful review of the Sargent Report and a physical review of the actual facilities, the task force has concluded that there is a need for a short range strategy and a long range strategy regarding the future use of these two structures. The short range strategy addresses the operational needs of the 2010 season and the long range strategy will incorporate the second opinion of a structural review when accomplished by the Wyoming Main Street Engineers (anticipated approval 7/15/10 and report completed 8/15/10).

The Sargent Report does not condemn the buildings nor does it state that they are not usable in their current condition. Those facts, together with the operational needs of the upcoming summer season, were considered closely in putting forth the following proposal for consideration and approval by the BOD.

Short Term Strategy: Utilize both buildings in the same fashion they have been used in the past with the following modifications:

- Occupancy- Limit occupancy in the barn to one half of current occupancy load allowed by the Fire Marshall – Currently allowed 242 persons, change to 120 persons maximum. **Manage** all events' patronage in the barn to maximum occupancy levels above and dispersion of the weight load throughout the facility.
- Lounge- Continue operations at the Lounge adhering to the reduced load recommendations adopted for the Barn.
- Arts and Crafts Fair - Limit the quantity of displays/booths for the Arts and Craft Fair in the barn and limit them to **light weight displays only**.
- The Restaurant will remain closed.
- Pro Shop – The Pro Shop will continue operations with no changes required.
- Accomplish updates proposed by the majority of committee members as follows:
 - Add support hardware under floor of the barn to tie beams & columns to concrete foundation that they rest on. (Quick estimate of \$3100-3400)

Long Term Strategy: Upon completion of the Wyoming Main Street evaluation, compare the two reports; seek clarification necessary from both firms to determine required resolutions to any noted deficiencies together with reliable cost estimates. Determine cost/benefit analysis of repairs/updates vs. total replacement and submit proposal to BOD.

Director Jonson moved to adopt the policy presented by the Taskforce, with the stipulations that the Goofy Bear Restaurant be closed and the

operation of the Barn and Lounge be limited to the occupancy of 120 people.

Director Weber seconded the motion.

All approved with the exception of Sec/Tres Meeks who opposed.

6. New Business: Sec/Tres Meeks announced that elections would be held this June.

Sec/Tres Meeks made a motion to appoint Ron Mueller as chairman of the Election committee.

Director Jonson seconded the motion.

Motion carries unanimously.

2) Mayor Siddoway gave a report about the Water Rights water requirements. He attended a meeting and has papers that the Board of Directors need to review and sign. When the Town was formed the Association signed over water rights, but additional permit cancellations were required to clean up the transfer.

Chairman Cheshier moved to accept Mayor Siddoway's proposal to sign the new cancellation of water rights over to the Town of Star Valley Ranch.

Director Jonson seconded the motion.

Motion passed unanimously.

7. Good of the Order:

Liz Beck asked each Board member how long their terms were. Directors Jonson and Archibald have their terms expiring this June. Directors Kovach and Braun have two more years on their terms. Director Weber, Sec/Tres Meeks and Chairman Cheshier have one more year on their terms.

Don Azevedo spoke about the Taskforce meeting concerning the Barn and Silo.

8. Adjournment:

Sec/Tres Meeks made a motion to adjourn the meeting.

Director Weber seconded the motion.

Motion carries unanimously.

The meeting was adjourned at 10:05 AM

Chairman Curtis Cheshier

Vice Chairman Jere Kovach

Secretary/Treasurer Ron Meeks

Director Gayland Archibald

Director Gary Braun

Director Jan Jonson

Director Paul Weber