

Star Valley Ranch Association
Board of Directors Meeting
February 19, 2011
9:00 AM Town Hall

Attendance

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

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 adopt the Agenda.

Sec/Treas Meeks seconded the motion.

Motion passes unanimously.

2. Approval of Minutes for January 2011 Board Meeting:

Director Braun made a motion to approve the minutes for the January 2010 Board Meeting.

Sec/Treas. Meeks seconded the motion.

Motion passes unanimously.

3. Standing & Special Committee Reports

A. Chairman's Report: No report given

B. Utilities Report: Chairman Cheshier gave the following report:

In light of our negotiations with the state on our alternate point of conveyance, we received a letter from Surveyor Scherbel, Ltd it stated:

The 2nd Amended Petition of SVRA [& LVI] was Continued in Carried-Over status awaiting signatures, consents, and the SW2 Supplemental Supply filing with the Surface Water Section. The Board of Control was satisfied with our choosing of their recommended option.

Basically what the state is telling us is the state is happy with the way we are doing this. It appears that the state will approve it based on all of the signatures coming in and nobody disagreeing with it.

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

The Finance and Legal committee has not officially met since the last board meeting. However, we will be holding our first drawing, related to the potential DCCR amendment, later this morning. I want to take a few minutes to review the efforts of the DCCR committee, the Finance and Legal committee, and the Board of Directors to ensure that we are on firm legal ground holding this drawing.

There have been several challenges to the legality of the drawing. Several different issues have been presented. We have welcomed these challenges because they confirm community involvement and they force us to review our own thought processes. We have engaged in several discussions with legal counsel. We are in possession of a 12 page memo from counsel that addresses the issues that have been raised.

There are four sets of governing laws that need to be considered with regard to the drawing. These are: the Wyoming Nonprofit Corporation Act, the Articles of Incorporation, the By-Laws, and the DCCR's.

There are a host of terms that need to be considered. Included among these are: gambling, lottery, drawing, raffle, distribution, cash, assets, funds, earnings, profits, capital gains, interest, fees, and assessments.

All the members of the committees and the board have spent hours discussing the issues surrounding the drawing that will soon take place. We believe we are acting on an informed basis, in good faith, with a belief that the drawing to encourage participation in this proposed DCCR amendment effort is in the best interests of the future of the Star Valley Ranch Association.

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

We have had 2 applications approved: 1 fence and 1 structural revision.

E. Golf and Greens Committee Report: No report given

F. House & Entertainment Report: Sec/Treas. Meeks gave the following report:

We have worked on the Winter Celebration held today after the meeting, and continue to work on the year events.

G. DCC&R Committee Report: General Manager, Kirk Sessions gave the following report:

As of the February 15th we have received 823 completed ballots that will be drawn from today. There continues to be some issues. There were an additional 25 ballots not included in the ballot box, most of these were because they were not dated or witnessed appropriately. When these ballots come in the DCCR committee contacts the members to get these problems corrected. We will have the drawing today, those in the drawing today will also be included in the next 3 months drawing. On March 19th we will have a drawing for \$1,500.00, April 16th we

will draw for \$1,000.00 and on May 21, we will draw for \$500.00. We are going to the Post Office on the deadline day and accepting ballots in the office.

If you haven't received the DCCR revision packet please let the office know and we will make every effort to get a packet to you. If there are concerns as to the witness: any adult may sign as a witness as long as they are not included on the deed. You may also obtain a notary public signature.

The DCCR committee and the office will be happy to answer any questions you may have, to help you make your vote.

H. Master Planning Report: General Manager, Kirk Sessions gave the following report:

The community center project team has added a new member: Bob Byam.

- Future CCPT Meetings Scheduled:
 - 2/22/11 at SVR Town Hall 9:30 A.M.
 - 3/8/11 at SVR Town Hall 9:30 A.M.
 - 3/18/11 at SVR Town Hall 9:30 A.M.
- Future Meetings Planned to Gather Community Input:
 - 4/2/11 Daytime Open House with 1st rendition of a floor plan
 - 4/7/11 Evening Open House with 1st rendition of a floor plan
 - 5/11/11 Evening Open House with 2nd rendition of a floor plan and Elevation design(s)
 - 5/14/11 Daytime Open House with 2nd rendition of a floor plan and Elevation design(s)
 - 6/25/11 SVRA Annual Meeting with semifinal floor plan, elevation design and model
- Update: Since the last update, the Community Center Project Team (CCPT) has met on 1/18 and 1/25 to continue the development of Plan Objectives to fulfill all requirements of the Grant application process. Each Team member has been tasked to further identify the multitude of in-depth activities required to meet the plan objectives for their respective area of responsibility. Alycyn has been able to obtain some of the approved applications for Star Valley projects from Elaina Zemple.
- Survey #1: The first Survey was provided to each land owner with their annual assessment from SVRA the first week of January and the completed surveys are being compiled as they are returned. From the returned surveys, a prioritized list of member desired space allocations and shared space utilization activities will be compiled. A second survey is planned for distribution 2/22/11 through 3/7/11 to further refine priorities prior to meeting with the architect to commence the actual design process.

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

Account Statements: All bank accounts are balanced for the month of January.

Assessments: 2009 Lawsuit Collection Status: Initially referred to Attorney – 97 Lots: 61 are paid in full, 3 are making payments, 1 declared bankruptcy (but not all of their debt was discharged) and 32 have not paid. Foreclosure proceedings have been approved by the Board of Directors and the attorney has begun initiating those actions. There are also 8 foreclosures by lenders in the unpaid group. There continues to be sales among those foreclosed properties.

2010 Assessment Status: 63 have not paid yet (3.1%). Past due notices are sent to all delinquent accounts monthly and finance charges (12%) are added to past due accounts. We continue to pursue with assertive action to get additional payments on accounts. The attorney has put all foreclosing lenders on notice, in writing, of the obligation remaining to SVRA for each/any foreclosed property. This continues to assist in getting payments up to date.

2011 Assessments: 2011 Assessment Invoices were distributed 1/13/11. Of the 2015 Lots that were assessed, 640 (31.8%) have been paid in full compared to 941 (46.7%) for the same period last year. Some additional partial payments have also been received.

DCC&R Changes: 823 properly completed Ballots were received by 2/15/11 and are thereby eligible for the first drawing. 42 additional Ballots have been received but are not yet completed properly requiring DCC&R committee members and office staff follow up to get Ballots corrected.

SVRA Office Operations: The transfer of our website to a new Webmaster/host is now complete; however, there remain some housekeeping elements that will be addressed by Tallia. Over the next several weeks, she will continue to make updates to our website to better address our needs to improve our communications with our members. The 2011 Activities Calendar is already completed and can easily be viewed or printed out for Association Business, Social Activities, Golf Activities or all activities! Paper copies are also available at the office. Photos are being updated for our Golf Courses and we welcome any outstanding Ranch photos our members might have that can be included as well.

Currently our ability to do email broadcasts is again operational to the best of our knowledge.

Accounting: Kathy has now finished the design and organization for a new chart of accounts and implemented these accounts for 2011. The required transfers of opening balances are mostly done and 2010 monthly totals are in the process of being completed. The 2011 monthly budget figures have also been updated in the new QB for 2011. The Point of Sale system will then be reprogrammed to reflect the QB changes in preparation for the opening of the summer recreation season.

Human Resources: I am working on formalizing wage and salary guidelines for all positions at SVRA and I have implemented a new Performance Evaluation format in 2011 for all full-time SVRA employees.

Facilities: Ernie has started on the pool changing rooms, improving water drainage, tiling the floors, wainscoting the walls with tile and incorporating tiled benches in both changing rooms. The office door has now been replaced resulting in some utility savings to say nothing about how much easier it is to enter the office! Ernie is also working on redoing our directional signs around the ranch to provide a fresh new look for the 2011 season

Golf: We are developing a Golf Marketing Strategy for 2011 and plan on it being completed prior to the season tee off. A renovated Golf Section on our web page is a planned part of that strategy and is currently being worked on.

Golf Course Maintenance: The Toro Equipment delivery began this week with the first pieces. As per our lease terms, John Deere has performed inspections of our returned equipment and initiated discussions regarding charges for equipment that was damaged or modified by past employees of SVRA. A total has yet to be determined, however, Kurt and I will make every effort to negotiate these charges to minimum levels. Kurt has also been working extensively on documenting procedures and creating project plans for his staff for this next season. The course has been bustling with snowmobiles this year resulting in increased permit sales. Kurt continues his new job duty of trail groomer for our cross country and snowshoeing members. The feedback from members enjoying our new trails continues to be overwhelmingly positive!! A map has been created to include the BLM loop and is available for distribution. We are working with H & E on plans for a Winter Festival February 19th to highlight our winter sports opportunities offered at SVR.

Water Projects Update: Alternate Point of Diversion: The state now better understands the goals of our petition and as a result of the assessment of the water issues; LVI has been invited to join us in our petition. The pending petition was carried over to the February Board of Control Meeting and early feedback appears we should be able to get final approval at the next quarterly meeting. The LVI and the Town of SVR has signed off and LVI will secure the needed approvals from lot owners at the RV Park.

I am working with the Town regarding the consolidation of our course drinking fountains and the need for additional meters to meet their need to keep track of water utilized.

SVR Community Center Proposal: The Project Team members are Alycyn Culbertson (co-chair), Kirk Sessions (co-chair), Mike Blackman, Korry Wheeler, Bob Byam, Ed Koch (Town Liaison) and George Toolson (SVRA BOD Liaison).

Watch the Community Center page on our website for information updates over the next few months as well as public meeting announcements and opportunities to provide your input on this very important project!!

5. Old Business: No old business was stated.

6. New Business: No new business was stated.

7. Good of the Order:

The winner of the DCCR revisions drawing is: Dave Clark

8. Adjournment:

Sec/Treas Meeks made a motion to adjourn.

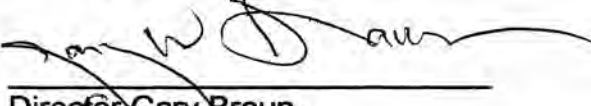
Director Weber seconded the motion.

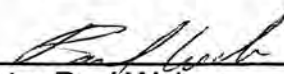
Motion passed unanimously.

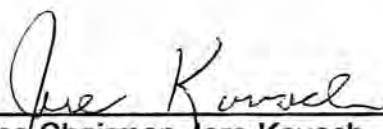
Meeting adjourned at 9:39 AM

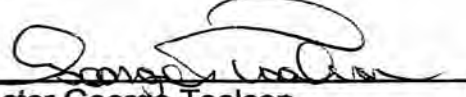

Chairman Curtis Cheshier


Secretary/Treasurer Ron Meeks


Director Gary Braun


Director Paul Weber


Vice Chairman Jere Kovach


Director George Toolson


Director Kathleen Daulton