

Star Valley Ranch Association
Board of Directors
February 21, 2009
Library

In Attendance:

Dave Ward: Chairman (by phone)
Curtis Cheshier: Vice Chairman
Paul Weber: Director
Kathy Dietz: Director (by phone)
Jan Jonson Director (by phone)
Carl Brown: Director
Wendy Straight General Manager

Call to Order

The meeting was called to order at 9:08 AM by Vice Chairman Cheshier. Vice Chairman Cheshier made the statement that there was a quorum and called for the Pledge of Allegiance.

Changes to the agenda:

Director Jonson called for the approval of the November 15th minutes be struck from the agenda.

General Manager Straight called to add to the Special & Standing Committee reports point f: Architectural Committee.

Adopt Agenda:

Vice Chairman Cheshier called for a motion to adopt the agenda as amended.

Director Brown made a motion to adopt the agenda as amended.

Director Weber seconded the motion.

Motion carries unanimously.

Approve Minutes:

Vice Chairman Cheshier called for a motion to adopt the January Board Minutes.

Director Brown made a motion to approve the January 17th 2009 Board Minutes as written.

Chairman Ward seconded the motion.

Motion carries unanimously.

Standing & Special Committee Reports:

Chairman's Report: The following report was given by Chairman Ward.

The Eminent Domain proceeding that the Town is working on, there is not a lot to report on it. I have had conversations with their attorney and our attorney a few days ago, they have all of the paper work that they needed to file but they do not have an appraisal on Lot 56 and cannot move forward until that appraisal is finished.

At the last meeting we had a discussion regarding snowmachines and our liability. I have talked with our attorney and he stated the liability is no different than that of any other activity on the Ranch and we have quite a bit of insurance for these activities. He did make the statement that when normally in these types of cases you are using commonly owned property for recreation the liability defaults back on the user. You are responsible for your own activities. We do have a pamphlet that outlines some rules that would limit our liability should some people break those rules.

We had a Wyoming Business Council application for a grant for study on the Barn/Silo. We did not receive that grant because there was other competition that won out. I was just notified yesterday that the WCC has contacted us and there is another grant that they are going to present us with. They are going to fill out the paperwork to resubmit for a grant for that same purpose.

Election Committee: The following statement was made by Chairman Ward

Secretary Treasurer Meeks will be getting election packets together for people in the next couple of weeks. We have asked for volunteers for the Election Committee already. General Manager Straight stated that she has a few names for the Election Committee already and suggests that they have a meeting next week to get a general sense of what is ready and what has to be done yet. Director Brown stated that he talked with Director Meeks right after the last meeting and gave him some information and names of people who have been involved in the last few years. Chairman Ward stated that we will continue to work on this and we are still on schedule.

House & Entertainment: The following report was given by Director Weber.

The ladies are working on the Craft Fair. They have already gotten started on their crafts. Invitations have been sent out to the crafters who were here last year, inviting them back again this year. Shauna has some contacts she is working on in Salt Lake. This craft fair should be even bigger than last years.

We are working on the contest for decorating your house with Christmas lights it's called "Lights of Christmas". We want to make sure everyone knows about it and it will be a contest and there will be judging on that. We want to get the word out early so that everyone will be on a level playing field and hope everyone will participate.

There was a comment from the audience regarding the pot luck. There was a small turn out for the pot luck. Those that missed sure missed a good time. JC Coley went to so much hard work with all of the decorations and games and gifts.

Fence Committee: The following report was given by Vice Chairman Cheshier.

We have put out a request that if you would like to be on the committee please contact Curtis Cheshier. We want to determine the viability of fences, construction, and materials and things like that. Thus far I have heard from very few people, I have four who have volunteered to be on the committee. I have heard from two that have stated there concerns and desires. I will have to go ahead and form the committee and get started with meeting next week. I might have to appoint some people because we do have to move forward with that. We have some good ideas in mind and I think that there is a great deal more work there than meets the eye.

Director Kathy Dietz asked "how does that dove tail with the DCC&R Committee"?

Vice Chairman Cheshier stated that he has been in contact with Kathy Daulton and she sent me a real good email on how that all fits together. Last winter she met with Vice Chairman Cheshier and was given some good information on the DCCR committee's findings and that's part of what I was saying in that there is more to it than meets the eye when you first start talking about it.

I would like to make a public statement, that obviously if your property abuts the golf course you're not going to have a fence out by the course, it will have to be 10 or 15 feet away. That's how I go forward as a committee, because that has been a concern for many people.

Mark Michael asked "What authority will the fence committee have"?

Vice Chairman Cheshier stated that he has read the By-Laws and DCC&R's and various other pieces of paper and has found that it states that fences are allowed with permission of the Board and Architectural Committee. If any one is aware of anything out there in writing please bring that to my attention, I would love to read it. The DCC&R's state that you can have a fence in your back yard so the purpose of this committee is to establish what the guidelines are for a fence,

what kind of construction is allowed and what it will ultimately look like. We will also take into consideration the Planning and Zoning Committee and the future. Our goal is to present something that will not be full of holes and go straight to litigation.

Chairman Ward stated that we wanted to put a committee together to enact a plan for types of fences and materials that would be presented to the Architectural Committee and the Board that would be accepted for anyone wanting to build a fence. The purpose of the committee would be to do that work and present it to the Board which would bring continuity to fences on the Ranch.

Donna Bell stated that because of the new population on the Ranch we need fences. More for the protection of children and to keep pets contained. Fences need to be consistent with the look of the Ranch so that Wild life can jump fences so that should not be a concern. To all of those people with concerns please volunteer to be on the committee.

Memorial Committee: Donna Bell gave the following report.

We formed a memorial committee last year. We have worked hard on this and there have been a lot of things already donated to the fund. We have had two gazebos donated as well as money.

The policy states to explain what the issues of a memorial display and its importance to the Membership of Star Valley Ranch. To provide Members with guidelines to use for the Star Valley Ranch property for respectful and uniform memorials displayed honoring the all of the people who have lived on the Ranch and have passed away. The purpose of this policy is to provide designated areas on Star Valley Ranch property for a memorial display to honor deceased Star Valley Ranch Members. It is recognized, a need to provide a proper place and opportunity for family and friends to honor those who have been part of our lives and this community. It will be located at the Star Valley Ranch office and others will be located at the Cedar Creek Golf Course.

We have plans that were made up so we hope to go forward with this in the future. Any one that is interested can certainly join the Memorial Committee if they would like.

Mark Michael asked "are all the money used for this donated money or is it Association funds"?

Mrs. Bell stated that hopefully it will all be donated money and the land is common area.

Director Dietz stated that there are two issues here. One is to establish a Memorial Policy. The second is to plan what that plan what the Memorial should

be. The drawing of what they are and where they are, need to be submitted with an action plan for all projects and a policy before we can move forward on this. I would urge the committee to get a hold of those action plans that are required and to draw those out.

General Manager Straight made the statement to Mr. Michael's question. She had been in contact with Gary Braun and this will be a donation project.

Director Dietz stated that we need to follow policy on this and these things need to be addressed before it can be approved.

Director Jonson stated that she would also like to attach to this packet a policy that Chairman Ward presented in 2007. For some reason we never voted on it, but it is in here. To me it makes more sense than the other one that was presented. I am looking at the other one and year after year just the upkeep and the expense that is involved in that has to be looked at.

Director Dietz stated that both of them should be separated so that we have a policy about the Memorial and then we have a plan for this Memorial or any other Memorial that people want to submit would fit into the policy. We need to keep those things separate so that we don't have to pass a policy at the same time as we say that this is what it's going to be.

Chairman Ward stated that he wanted to make a point regarding Mr. Michaels comment. The way that this policy was originally written was that there will be no cost from SVRA funds for this. The funds would be donated from family or anyone who wanted to participate in this. The only thing that you could say that might be considered SVRA funds is any upkeep to it after it is put in place. It would be the responsibility of the Association to pay an employee to do any cleaning of it.

Vice Chairman Cheshier reminded everyone that nothing has been voted on as of yet.

Architectural Committee: Elmer Beck gave the following report.

We have no new starts at the Ranch yet this year. I would like to remind everybody that the new rules and regulations are in enforcement. The IRC/IBC 2006 basically includes the frost free hydrant, and radon inspection. The Town is now doing all of the inspections.

General Managers Report: General Manager Straight gave the following report.

The 2009 Annual magazine is at the printers and we will be mailing them out to our Members next week.

A new email address is available for the DCCR Committee and that address is dccrsvra@silverstar.com. Check out the website at www.svrawy.com for staff email addresses.

I would like to remind the snowmobile users to please respect private property, even if a house is not currently on the property. Snowmobiling is allowed on Cedar Creek and Aspen Hills Golf Courses after purchasing a SVRA permit.

The February cross country and snowshoeing outing was held on a beautiful moonlight night. Plans are underway for the next event on Sunday March 8th. A section of the golf course is designed for cross country skiing and self powered sports which is the North and/or East side of the fairways. The snow machines have crossed over into this area on the golf course, making it difficult to enjoy self powered sports. I am looking for volunteer snowmobilers who would work with me to groom the trails for the cross country skiers. Please call me at the office.

The administration staff has spent the last month on reorganizing the office, and updating our Member's information. If you have not received information emails from the office each week. Please call the office.

Financial Report:

After reviewing the accounts receivables, it was discovered that an incorrect entry was made prior to me coming onboard, of \$33,000.00. This has been corrected as well as other discrepancies that have been found in the 2008 financials. I want to thank Gene Root and Staff Member Joyce Icardo for their time working with me on the financials.

We are in the process of going through the accounts receivables with a fine tooth comb. I have given our attorney the names of 78 delinquent 2008 Assessments. Letters from the attorney have been sent out and we have already received payments from 3 Members. As of February 20, SVRA has received a total amount of \$202,469.00 (30%) Assessment dues in 2009. The association has \$610,705.09 in the bank. I have copies of the January Financial Report for anyone wishing to have one.

Facilities Report:

Ernie is working on sheet rocking the lifeguard room at the pool building and shop area. He is always trying to keep ahead of the snow removal.

Greens Report:

Our new Golf Course Superintendent, Kurt Richmond started working on February 2. Rather than having me report on the Greens, I would like to ask Kurt to give the report.

Since accepting the position as Golf Course Superintendent my main focus has been the maintenance facility. My first task was to move everything out of the office, wash the walls, repaint, clean all the computers, radios, and organize the filing cabinets to get rid of all of the paperwork that is outdated.

My second task was cleaning and repairing the bathroom also adding a cabinet to store all of the cleaning supplies. I am currently adding more storage area in the main shop by adding shelving, building a new work bench and oil containment are that will keep all lubricants in one area complying with OSHA standards. This reorganization helps me with understanding what we have for supplies. This reorganization also makes improved flow of daily operations with no wasted time getting the crew going in the morning when time is most crucial. The month of March begins with the overhaul of all mowing equipment.

*Kurt Richmond
Golf Course Superintendent
Star Valley Ranch*

Old Business:

No old Business

New Business: General Manager Straight reported on banking information.

As I stated Gene Root has been working hard with us. We sent out proposals to all of the banks in the area regarding our banking and getting better fees. We received two back, one from Wells Fargo and one from Bank of Star Valley. I met with Gene and Ron meet to go over quite a few things that are going on with our financials. We also discussed the proposals we received. Bank of Star Valley gave us a good proposal that would save us quite a bit in fees.

Vice Chairman Cheshier called for a motion to make The Bank of Star Valley the Associations primary bank.

Chairman Ward made a motion to make The Bank of Star Valley the Associations primary Bank.

Director Brown seconded the motion.

The motion carries unanimously.

For the Good of the Order:

Gene Root announced that Jack Killroy had passed away and will be truly missed.

Vice Chairman Cheshier called for a motion to adjourn

Director Dietz moved to adjourn the meeting.

Director Weber seconded the motion.

Motion passes unanimously.

Meeting adjourned at 10:03.

Chairman Dave Ward

Vice Chairman Curtis Cheshier

Secretary/Treasurer Rom Meeks

Director Carl Brown

Director Kathy Dietz

Director Jan Jonson

Director Paul Weber