

Star Valley Ranch Association  
Board of Directors Meeting  
January 15<sup>th</sup>, 2015  
7:00 p.m.  
Town Hall

Mike Wardle: Chairman  
Ron Denney: Vice Chairman-Via Teleconference  
Ann Earl: Secretary/Treasurer-Absent  
Bob Meikle: Director  
George Toolson: Director-Via Teleconference  
Dennis Christianson: Director

**Call to order:**

Chairman Wardle-called the meeting to order at 7:01p.m., stated that there was a quorum, and called for the Pledge of Allegiance.

Chairman Wardle recognized Councilmen John Lynch, and Ed Koch from the Town of Star Valley Ranch.

**1. Adopt Agenda:\***

- Director Christianson made a motion to adopt agenda as written.  
Director Meikle seconded the motion.  
Motion passed unanimously.

**2. Approval of Minutes for November 2014 Board Meeting:\***

- Director Meikle made a motion to approve the November 2014 Board Meeting Minutes as written.  
Director Christianson seconded the motion.  
Motion passed unanimously.

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

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

We are starting the process to replace Kirk, who is absent tonight due to illness. We have started the process of talking amongst the Board as to how we are going to replace him.

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

Tonight is the 3<sup>rd</sup> reading of the Operating Policy 1.2.1 Conflict of Interest. We will not read it because we have discussed it in 2 board meetings, tabled it at the last meeting, and have had extensive discussion at the workshops and have agreed that we should just take a vote on it.  
Director Christianson seconded the motion.

Chairman Wardle asked for discussion

Ed Koch asked for a synopsis of the policy. Director Meikle read a policy that was adopted in 2007 that states that no board member will be allowed to serve on any Town committees and that no council member is allowed to serve on any Star Valley Ranch Association committees. We were removing it and planning on replacing it with this policy but after looking at Wyoming statute we don't think that we

need this policy. If we run into this situation we are going to be able to look to Wyoming statute, and our attorney has advised us that this is the simplest and cleanest way for us to handle this.

Kent Harker asked if they were assuming that this policy was not going to pass. Chairman Wardle and Director Meikle replied that yes, they were assuming that the policy would not pass. The Board decided to vote on the policy as a 3<sup>rd</sup> reading and the consensus of the Board Quorum that was present thinks that it is unconstitutional. Chairman Wardle said that, "I can't tell you not to run for this Board, it is up to the people to vote, and if you ever have a conflict of interest that the Board feels is a real conflict, we have the right to remove you from the Board. The Town Council is different but the way I read the DCC&R's is that if 5 of the 6 people don't like me they can vote me off, and I don't see a conflict of interest because we take care of recreation and the Town takes care of infrastructure. So we decided that we are going to bring it up for a vote".

Chairman Wardle called for a vote.

Chairman Wardle asked that all those for the policy to go through please say "yay"-none stated

Chairman Wardle asked that all opposed say "nay"

Chairman Wardle, Vice Chairman Denney, Director Christianson, and Director Meikle said "nay"

Director Toolson did not vote.

Kent Harker asked if they had actually made a motion. Director Toolson said no, but Chairman Wardle said that the motion was first, and that Director Christianson had then seconded it.

Kent Harker asked if the motion had been to approve the policy. Chairman Wardle said yes, it was moved and seconded and that the Board felt that it is not a conflict of interest except in one point that Vice Chairman Denney pointed out, where there may be money expenditures. We would expect anyone that is on that Board for the council to recuse themselves, and if they don't we have the right to remove them.

Chairman Wardle stated that if there was no more discussion then the motion failed.

As explanation for the following motion Director Meikle said that we are going to be going to court on a fence matter in the month of February. We are going to have to call some witnesses to the trial and this motion is to pay for some of the out of town witnesses who will be called to testify.

Director Meikle made the following motion: to approve this IRS mileage reimbursement to out of town witnesses for 57.5 cents/mile.

Director Christianson seconded the motion.

Chairman Wardle asked for any discussion.

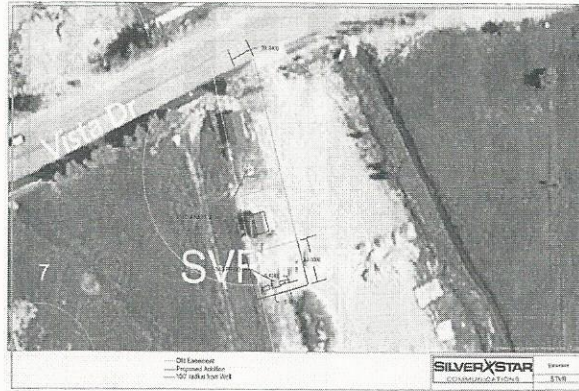
After much discussion, and multiple amendments Director Meikle made the following amended motion: to approve IRS allowed mileage reimbursement for out of town witnesses Jere Kovach, and Mike Blackman at 57.5 cents/mile to travel from their current locations to Pinedale, WY for the Ainslie fence trial, and return February 25<sup>th</sup>, 2015.

Director Toolson seconded the motion.

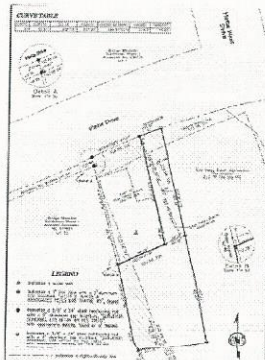
Motion passed unanimously.

**C. Utilities Report: Vice Chairman Denney gave the following report:**

Silver Star Communications has an easement from the Star Valley Ranch Association on the SVRA airstrip for placement and management of a telecommunications building. This building is located due south from the Town of Star Valley Ranch – owned culinary water pump as seen in an overhead view shown on the screen.



In November 2014, Silver Star requested approval to install a generator and a 500 gallon propane tank so they could improve the reliability of operations of the telecommunications system. This request was discussed with the Town of Star Valley Ranch in a meeting. The town requested that the generator and propane tank be at least 100 feet away from the culinary water pump. Since that time, Silver Star has developed a revised easement agreement, which includes a survey to establish the easement boundaries and detailed descriptions of the generator enclosure. The overhead view on the screen shows in red color the existing easement boundary and in black the southern extension of the easement boundary to obtain the necessary 100 foot exclusionary boundary from the culinary pump.



Upon review of surveyor Scherbel map of this easement area, discrepancies related to the survey monument locations and the descriptions in the airstrip deed were noted. Similar discrepancies also surfaced when the land for the Town of Star Valley Ranch culinary pump was transferred.

The Star Valley Ranch Association considers that granting the enlarged easement to Silver Star Communications is beneficial to the Association because of the increased reliability of the telecommunications for the Association residents. However, the discrepancies regarding the survey results and the deed descriptions need to be resolved before the easement can be finalized. In the following month, SVRA will begin to resolve these discrepancies. This probably will entail approving an unplanned budget amendment to obtain a survey of the airstrip and then to converse with Leisure Valley Incorporated to get the ownership issues resolved.

This is to be considered the first of three Board of Directors meetings to discuss this issue prior to approving the easement. Comments will be accepted from SVRA membership in the interim.

It was asked why the telephone company isn't paying for the survey when they are the ones that want to build? Chairman Wardle answered that up to this point Silverstar has paid for everything, and that is how we found the discrepancy. Kent Harker expressed historical knowledge about the previous airstrip survey and was invited to participate in the next Board workshop to help solve the problem. Kent Harker also expressed that he was opposed to the Association spending any money on this issue. Chairman Wardle explained that we are not proposing spending any money right now; we have told Silverstar to go back to surveyor Scherbel and work it out because they are the ones that want the generator. If it ends up being an issue that we have to spend money for it is because of the piece on Vista. If Leisure Valley still owns that they can stop our access to the airport.

**D. Architectural Report: Director Christianson gave the following report:**

Permit Activity (11/20/2014 to 01/15/2015)

Approved: 1  
New Homes 1

We had a fence get erected that was not approved, and the owners are here to give us their thoughts on it. Michael Sweatt stated that he had originally asked for a permit from the Town and the Association for a 6ft. privacy fence. The intention of the fence was to protect his dogs and his wife. Director Christianson said that when he had talked to Michael he had told him to submit a variance, and that he had not done that. Michael Sweatt agreed and said that he had not submitted a variance; he had just asked for a permit and told them all of the information and he was trying to complete the fence before winter. After much discussion it was concluded that Michael would submit a variance to the Board, and attend the next Board workshop on February 17<sup>th</sup>, and that the Board would vote on the variance at the next Board meeting on February 19<sup>th</sup>.

**4. General Manager's Report: No Report**

**5. Old Business: None Stated**

**6. New Business:**

Ed Koch asked if someone from the Association could attend a meeting via conference call with the State of Wyoming and Lincoln County regarding the Star Valley Ranch Bark Beetle Mitigation Project. The town and the Forest Services efforts to do fire mitigation have been awarded \$180,000 which the county will handle. Koch stated that this is going to take a concerted effort between the Town and the Association to contact landowners that have dead and dying trees along the forest border to allow contractors to come in and take those trees out. This meeting is just to get some information going to find out what/how the State wants it presented and handled by the Town. It can take 2-3 years to do and isn't something needs to start immediately but we need to get the process started so that we can contact these people. This is to address the Bark Beetle.

Director Meikle said that he could attend the meeting, and Director Denney is going to attend the meeting via teleconference.

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

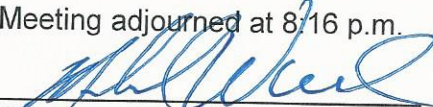
Dennis Perry asked what the Board's plan is to uphold the old DCC&R's. Director Meikle responded that they have had several meetings with different attorneys and that they are getting a good understanding of where they are going to go. Director Christianson said that they have had to contact lawyers, ask questions, had to have a conference call where people from the Ranch could come up and ask the lawyers questions. We are trying to get on solid ground so that we don't make a bunch of mistakes when we take off. Chairman Wardle said that they have to come up with a plan so that people that built things in good faith, under the new DCC&R's, can be grandfathered in. Those people that do not put in a variance application to be grandfathered in are going to have the old DCC&R's enforced, but we have to give a time frame and come up with a written policy. Dennis Perry asked how long it was going to take to get the written policy. Chairman Wardle stated that they will have it out there this summer so that people will have a year to apply for their variance.

Ron Thacker asked if the variance continued after the property was sold. Chairman Wardle said yes, the variance is tied to that piece of property not to the property owner.

Caroline Thacker asked if they were going to let everyone apply for a variance or if it was just going to be those people that bought under the new DCC&R's. Chairman Wardle said that if you built under the specifications of the new DCC&R's, and you can prove that you had put in an application and been approved during the time the new DCC&R's were in place then you may be grandfathered in.

**Adjournment:\***

- Director Christianson made a motion to adjourn.  
Director Toolson seconded the motion.  
Motion passed unanimously.

Meeting adjourned at 8:16 p.m.  
  
Chairman Mike Wardle

Approved via teleconference  
Vice Chairman Ron Denney

Approved via teleconference  
Secretary/Treasurer Ann Earl

  
Director Bob Meikle

Approved via teleconference  
Director George Toolson

  
Director Dennis Christianson