

**Star Valley Ranch Association  
Board of Directors Meeting  
July 16, 2011  
9:00 a.m. Town Hall**

Jere Kovach: Chairman  
Mike Blackman: Vice Chairman  
Kathy Daulton: Sec. /Treas.  
Gary Braun: Director  
Derk Izatt: Director-absent  
George Toolson: Director  
Alycyn Culbertson: Director

**Call to order:**

Chairman Kovach called the meeting to order at 9:00 a.m. Chairman Kovach stated that there was a Quorum and called for the Pledge of Allegiance.  
Recognition of Mayor and Town Council.

**1. Adopt Agenda:**

**Vice Chairman Blackman made a motion to adopt the agenda as written.  
Secretary/Treasurer Daulton seconded the motion.**

**Motion passes unanimously.**

**2. Approval of Minutes for May 2011 Board Meeting:**

**Secretary/Treasurer Daulton made a motion to approve the May 2011 Board Meeting Minutes as written.  
Director Braun seconded the motion.**

**Motion passes unanimously.**

**3. Standing & Special Committee Reports**

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

I would like to take this opportunity to introduce the three new members of our board: Alycyn Culbertson, Mike Blackman, and Derk Izatt. The election committee report stated that Alycyn received 478 votes, Mike received 544 votes and Derk received 497 votes. There were 318 abstain votes and 6 write in votes.

During the three weeks since our annual meeting, the deadline for approval of changing the DCCRs has passed. Kathy will report the details related to this in a later committee report.

Another possibly major change for the SVRA is currently working its way through an arduous approval process. Many of you in attendance today are aware that there has been an ongoing disagreement, for more than a year, between the board and a member of the association, regarding 1. Whether or not the DCCRs apply to SVRA owned lots, and 2. Whether or not the board could hold a public hearing and change a lot to common area.

The board found, in the archives, a document dated 9/25/92 that was titled, AFFIDAVIT OF PARTIAL VACATION OF STAR VALLEY RANCH PLAT #17 PURSUANT TO W. S. 34-12-108. This document had been filed with the County Clerk and resulted in Lot 1 being vacated from Plat 17 and becoming part of the golf course.

The board researched W. S. 34-12-108 and contacted SVRA counsel to ask whether or not this statute might be used to provide a legal end to the disagreement mentioned above.

Counsel stated that this avenue was open for us to pursue. He confirmed that both the Town of Star Valley Ranch and Lincoln County would have to approve the document before it could be filed. He said the Town of Star Valley Ranch would have to hold a public hearing if there was any town ordinance regarding a partial vacation.

The Chairman of SVRA contacted the Chairman of the Planning and Zoning Board of the Town of Star Valley Ranch and asked if any such ordinance is in place. There is no such ordinance and this fact was given to counsel.

Counsel stated that in this circumstance, it was his opinion the Town Council could approve a requested vacation that is required in W. S. 34-12-106, without a public hearing. This portion of the statute reads, "No municipal or county approval under this section shall be arbitrarily or unreasonably withheld."

The Chairman of SVRA requested that the Town of Star Valley Ranch put SVRA on the agenda of the next town council meeting. That meeting was held on July 12, 2011.

At that meeting, counsel for SVRA presented the argument for approval of the affidavit and counsel for the Town of Star Valley Ranch agreed that the SVRA had met the requirements necessary for the Town of Star Valley Ranch to grant approval. Approval of the AFFIDAVIT OF PARTIAL VACATION OF STAR VALLEY RANCH PLAT #17 AND PLAT #13 PURSUANT TO WYOMING STATUTE 34-12-108 was passed by motion.

The next step in the process is to gain approval from the Lincoln County Commissioners. If that is accomplished, SVRA will record the affidavit and request the Lincoln County Clerk to comply with Wyoming Statute 34-12-110 so that proper notation will appear upon the plat maps for the Star Valley Ranch Plat 13 and Plat 17.

Lots 85, 11, 12, 13 and 14 of Plat 17 and Lot 38 of Plat 13 will then be part of the SVRA land to be used for golf course and recreational purposes. This still needs county approval.

This concludes the Chairman's report.

**Director Toolson moved to authorize the Chairman and Secretary/Treasurer to complete the filing process to vacate six SVRA owned lots from plats 13 & 17. Plat 13 Lot 38, Plat 17 lots 85, 11, 12, 13, & 14.**

**Director Braun seconded the motion.**

Ron Mueller, plat 17 lot 24, a plat asking to vacate, read the following, "In September 2010 there was an opinion from King and King, attorneys at law, which was presented to the SVRA. The opinion effectively stated that the Board of Directors does not have the authority to change the designation of SVRA owned lots from "single-family residential" to "common area."

Mr. Mueller asked if everyone on the Board read that opinion.

Director Alycyn Culbertson asked Mr. Mueller to repeat the opinion.

Mr. Mueller stated, "I oppose the motion to vacate Association owned lots 17-85, 17-11, 17-12, 17-13, 17-14, and 13-38. The motion to vacate is an attempt to circumvent the DCC&Rs of the Association owned lots by an end-around run of vacating those lots.

SVRA attorney Jim Sanderson referred to Wyoming Statute 34-12-108 at the Town meeting July 12<sup>th</sup>.

34-12-108. Vacation; partial vacation; when permitted.

Any part of a plat may be vacated under the provisions, and subject to the conditions of this act; provided, such vacating does not abridge or destroy any of the rights and privileges of other proprietors in said plat; and provided, further, that nothing contained in this section shall authorize the closing or obstruction of any public highways laid out according to law.

As an owner in plat 17 vacating lot 14 in plat 17, abridges and destroys my rights and privileges as a proprietor in said plat.

If the Board desires to change the DCCRs such that these lots become common area, the DCCRs can be changed in 8 years, with the approval of the Association members. That would be legal and proper.

I don't think any vote should be done until that legal opinion is read first and understood."

Chairman Kovach said, "I have read the opinion, the partial vacation in my mind is a totally different subject, it is very dependent on the fact that the Ranch Association is the successor to LVI as having the ability of going forward with a partial vacation. While I certainly appreciate what you are saying, my own opinion is that the BOD should vote on this. Are there any other opinions?"

Gerald Kittleson made the following comments, "I noticed that you referred to 34-12-110, vacation duty of county clerk. You failed to mention that in plain legible letters across that part of that said plat so vacated, the word vacated will be made and recorded. So that tells me that it can't go any further, that lot is dead. If it says vacated and recorded. Maybe you have another opinion on that, I don't know. The term vacated seems very plain."

Chairman Kovach said, "It is my opinion in this case the word vacated means the lot is vacated from the plat to the golf course. That is what we are asking for.

Secretary/Treasurer Daulton asked the Chairman to repeat the last part of his report.

Chairman Kovach repeated: If that is accomplished, SVRA will record the affidavit and request the Lincoln County Clerk to comply with Wyoming Statute 34-12-110 so that proper notation will appear upon the plat maps for the Star Valley Ranch Plat 13 and Plat 17.

In the Chairman's opinion the proper notation is what we are putting into the affidavit.

Mr. Kittleson said that doesn't sound like what it says in 34-12-110. Jerry asked for that to be read at this time.

Chairman Kovach stated he did not have a copy of that document available at the meeting.

Secretary/Treasurer Daulton stated that the Board is clear on what partial vacation means. That is what our lawyer has looked at, that is what the Town's lawyer has looked at, and that is what we have looked at. We are going to the Lincoln County Commissioner, who has a right to say yes or no. I do believe that we have done our homework and I do believe that in going forward with the Lincoln County Commissioners, if something was missed they will let us know that. The motion on the table is whether or not we proceed, and I would encourage the BOD to pass that motion.

Director Culbertson asked for more discussion. I think that what works for us and sometimes against us is fear of the unknown. Maybe if either of you could articulate some of that, it may help me explain your position a little better, what the real conflict is.

Mr. Mueller stated, my concern is that in the future you can vacate a lot and then you can call it a common area and do what you want with the land, violating the DCCRs, violating my rights. Why not wait to change the DCCRs in eight years.

Jerry Kittleson added, I have one more thing, and that would be that if the association being owner of the property and having to abide by the CCRs then that means that any other owner that owns a vacant lot, can apply to vacate his lot and put anything on it. There is no difference between an individual and the Association.

In the Chairman's opinion, the difference is the association is the successor from the developer.

Vice Chairman Blackman stated what the purposes of what the land is used for now. We have a community area with swing sets, pool, etc...being used exactly as what we are trying to get it to be, public recreation. It makes common sense to make it formal, we are not changing anything.

Mr. Mueller stated that he agreed that the pool should be considered common area, but right now it is not. They are single family residential lots. It was screwed up a long time ago; it should be corrected to proper way changing the DCCRs, which you can do in eight years.

Director Braun stated a couple thoughts; we have been talking about this for a long time. We have relied on our lawyers to help us with this. Lot 14 in Plat 17 is the only issue. The other lots are used by members all the time. This Board inherited this problem that should have been fixed years ago, so this Board is trying to fix it. Can we pull that lot out?

Chairman Kovach said, Lot 14 has been used for recreational purposes.

Secretary/Treasurer Daulton said that many people wanted to bring the younger members into the activities for families here on the Ranch. This provides a grassy playing area for families to play. This lot is already used for overflow parking, and ice skating.

Director Braun reminded that needing grassy areas is more important than ever. Quite often families and children end up out in the golf course playing. We are trying to make a safe space for them.

Secretary/Treasurer reminded the Board that our purpose is to provide recreation to the members. This lot will provide a safe space for recreation. This lot is not large enough to put in a regulation soccer field or softball field. This will provide more space for recreation.

Director Blackman reminded the audience that we are still subject to the planning and zoning board for the Town. If we wanted to build something we would have to get permission.

Boyd Siddoway made the following observation; we are all talking about the same physical thing, those lots. What I am hearing is that the BOD is trying to fix a problem, and make the records show of the use. I understand that. What I am hearing from the opposition is they are not disagreeing with what you are doing, just the process that you are doing it.

Mr. Kittleson asked what the property is worth once it is vacated. Can you sell it, no, it's not worth a nickel.

Director George Toolson said, as a lot owner in Plat 17 lot 17 and lot 26 I am in favor of it, let's vote on it and move on.

Director Gary Braun said, 10 years ago this was done, ok 20 years ago, I was here then and nothing was said about it. We are just doing it again. We are not setting a process it has already been done. We are just trying to get the records to reflect how the lots are used.

Mayor Siddoway said, we passed a motion last Tuesday night, and approved it as long as you followed the rules, you have not followed the rules, and you cannot pass this. You have a member that lives in that plat saying that he will be harmed if you pass this.

Vice Chairman Blackman said that Mr. Mueller has the right to voice his opinion to the county and the county will then make a decision.

**Motion passes unanimously.**

Chairman Kovach stated that Mr. Mueller is welcome to write a letter to the county. The Chairman also volunteered to deliver the letter to the county.

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

The Finance and Legal committee did not meet on July 4th, Independence Day. Our last meeting was held June 20th. At that meeting, we agreed to recommend a change in the "Policy and Procedures Manual-Annual Membership Meeting Voting Procedures".

The last sentence now reads, "The verification process shall be conducted by the Secretary and the Election Committee Chairperson assisted by the office manager. The committee recommends that it be changed to read, "The verification process shall be conducted by the Secretary or the Chairperson of the Finance and Legal Committee and the Election Committee Chairperson assisted by the General Manager.

We have set a goal for the next four months of reviewing how SVRA should use its governing documents when conducting business. We want to help the board and management understand the key points of the Wyoming non-Profit Corporation Act.

We had a discussion of what portion of the annual assessment goes to supplement golf. Members of the committee have widely divergent viewpoints on the subject. We will revisit this subject in future meetings.

We discussed the discomfort many members have expressed about the operation of and justification for the association. We will continue to try and develop specific communications to show why and how the association contributes to the quality of life on Star Valley Ranch.

Mr. Vandel's resignation from the committee was recognized and accepted. Mr. Vandel wishes to expend his considerable energies on his new position as Chairman of the Town of Star Valley Ranch's Economic Development Board. We all appreciate the many years of service Mr. Vandel gave to the Finance and Legal Committee.

Copies of the May financial statements were distributed for home study. We will discuss them at the next meeting.

**At this time I move the board approve the following persons as members of the Finance and Legal Committee for the next 12 months:**

**Ray Hanck, Tom Hensel, Lovell Hopper, Gene Root, Karen Segraves, and Ron Stucki.**

**Director Braun seconded the motion.**

**Motion passes unanimously.**

**I move we amend the operating policy titled "Transfer fees for changes of lot ownership" to read:**

**The processing of transfers of property ownership of SVRA lots will be provided to lot owners without charge.**

**A copy of the recorded deed/transfer document is to be provided to SVRA together with the current contact information for the new owners of record.**

**There will be a late fee of \$50 if the above documentation is not provided to SVRA within 90 days of the title transfer being recorded with the county.**

**Director Toolson seconded the motion**

**Motion passes unanimously.**

**Lastly, I move we adopt a Contra-Asset Account Policy that states:**

**The following schedule will be used in a contra-asset account, called allowance for doubtful accounts, to offset delinquent assessments shown in accounts receivable:**

<b>Years Past Due</b>	<b>Estimated Uncollectable %</b>
<b>One</b>	<b>25%</b>
<b>Two</b>	<b>50%</b>
<b>Three</b>	<b>75%</b>
<b>Four</b>	<b>100%</b>

**An assessment is a year past due on June 30th of the year following the assessment year.**

**Director Braun seconded the motion**

In plain English this states we have assessments that aren't paid for a number of years. Our auditors recommended this contra account policy. It subtracts from accounts receivable. After we send out an assessment, if it hasn't been paid 25% of that amount will be deducted from accounts receivable. What it does is when you reach four years later, the odds of collecting it is slim, yet it still shows as receivable. This distorts the financial strength of the Association. It does not mean that we cannot obtain a lien or attempt to foreclose; it just cleans up the financial statements.

**Motion passes unanimously.**

**C. Utilities Report: Director Toolson gave the following report:**

Green Canyon point of diversion project is still in the hands of the Wyoming Board of Control. The final meeting on this petition is still scheduled for August 15<sup>th</sup>.

We will be working on new ideas to remove sand from the de-sanding house on the Green Canyon irrigation line as it is causing some problems.

The "white water" experience on Cedar Creek seems to have come to an end for the season.

**D. Architectural Control Report: Vice Chairman Blackman gave the following report:**

To date the Architectural Committee has received 22 requests for permits. Of these requests, 19 have been approved and 3 disapproved. The breakdown of the requests is as follows:

Fences and Dog runs – 12  
Miscellaneous home improvements – 5  
Garages – 1  
New homes – 1  
Town water project - 2

For the month of June, 5 permit requests were received with 4 approved and 1 disapproved.

Home improvements – 2

New homes – 1

Garage – 1

Fences – 1

So far in July we have received 5 permit requests with 3 approved and 2 disapproved.

Town water project – 2

Fences – 3

The Architectural Committee is also working on several policy clarifications including a more structured variance request process and starting to prepare revised or new policies to match the new DCC&R's.

**E. Golf and Greens Committee Report: Director Braun gave the following report:**

Both our golf courses are in excellent condition and both the Golf Committee and the Greens Committee met this week. It is fair to say our golf business is in high gear.

May and June were very rough on us with weather conditions and July has given us frequent afternoon thunderstorms, however our July rounds on both courses are actually up over 14%, (2,196 rounds in 2010 vs. 2,512 rounds in 2011 through July 13th). Our Year to date rounds are also catching up fast with 6,026 rounds played this year vs. 6,498 rounds played through July 14th, 2010. Pro Shop retail sales are \$22,812 YTD. We are running ads in the local and Jackson Hole newspapers and we see an increased amount of outside golfers coming to play the best courses and best golf deals in the Valley.

We have a lot of water this year and the irrigation ditch work we did has paid off with the heavy flows. We have some electrical control problems on Cedar Creek that are being worked and some sprinkler heads are requiring manual operation. J R Simplot has donated 4 truckloads of clay like material for future use in the number 13 and 16 ponds. Those truck loads were delivered yesterday. A special thank you to Arch Archibald and his son, Dennis, for orchestrating this donation. The Men's Golf League also assisted the Association with Dyers Woad weed removal this past Thursday. The new Aspen Hills number 8 tee box is a thing of beauty and will be open next weekend. The Aspen Hills Fish Pond is also swimming with one pound cut throat trout and newly planted 4 to 6 inch German browns. A reminder, the fish pond is for our youth 12 and under and our senior members 70 and older. Two fish per day is the limit and no fishing license is required.

The Property Owners weekend was enjoyed by a record number of Association members and their families this year playing golf, swimming and tennis. The men vs. women's golf challenge was again won by the ladies and the ladies Solheim Cup Challenge against the RV Park completed yesterday. On Friday, July 22nd at 10PM Korry Wheeler has already filled up a night tournament at Aspen Hills. Many of the larger revenue golf events will occur in the next 4 to 6 weeks.

The Star Valley Hospital tournament was successful again this year attracting over 85 players and bringing in just over \$2000 in revenue. This year we charged the participants our standard greens fee amounts with the Board electing to actually donate a check back to the Hospital in the form of an actual cash donation from all the members of the Star Valley Ranch Association vs. just discounting their green fees.

Therefore,

**I make a motion for the Board of Directors to approve a \$1,000 donation from all the members of the Star Valley Ranch Association back to the Star Valley Hospital. (This donation is about half of the golf revenue received during that golf event held in June.)**

**Director Culbertson seconded the motion**  
**Motion passes unanimously**

Finally the Board and I would like to thank the 2010 and 2011 golf committee and greens committee members for all their time and extra efforts this last 12 months... The vast majority of these members have agreed to stay for the next 12 months along with a few new faces. **I make a motion that the Board of Directors approve the following Greens Committee members for the next 12 months: Arch Archibald, Jim Chumley, Scott Johnson, Kathleen McKinley, Ken McNeal, Kurt Richmond -Course Superintendent, Robie Robinson, Kirk Sessions- GM, Korry Wheeler- PGA Golf , Terry Wilson- Chairman and Gary Braun- Golf Director.**

**Director Toolson seconded the motion.**  
**Motion passes unanimously.**

**I make a motion that the Board of Directors approve the following Golf Committee members for the next 12 months: Gayle Brice, Sharon Chumley, Kathy Dietz, Bonnie Johnson, Randy King- PGA Golf Professional, Bob Lujan- Men's League President, Bob Manning, Kirk Sessions-GM, Donna Thompson-Ladies League President, Korry Wheeler- PGA Golf, and Gary Braun Chairman and Golf Director.**

**Director Toolson seconded the motion.**  
**Motion passes unanimously.**

**F. H&E Committee Report: Secretary/Treasurer Daulton gave the following report:**

The H&E Committee has been dedicated to FUN this spring and summer, but at the scale of Association events, FUN needs energy, planning and organization. The four members of the H&E Committee coordinated our first dance of the season at the first Meet the Candidates night over Memorial Day weekend, bingo and treats after the second Candidate Night, and our first Water Wonderland with a 25 foot blowup water slide that appealed to just as many grown-ups as kids and another dance at the Barn over Property Owners Weekend!

The H&E Committee organized volunteers and all the equipment and goodies for the 4th of July Carnival, cupcake walk, and pie and cake sale. The Fourth of July Committee expressed their appreciation for the help of the H&E Committee at their debriefing session last week, and in turn, the committee thanks every volunteer who manned a carnival booth, contributed baked goods and helped to sell them.

So who are these amazing women? Tallia Booker is the co-chair and members are Megan Jenkins, Karen Seagraves, and Tara Wheeler.

**I move that the Board accept these members of the H&E Committee for 2011-12.**

**Vice Chairman Blackman seconded the motion.**  
**Motion passes unanimously.**

The next scheduled H&E event is the 18th Annual Arts and Crafts Fall Festival at the Barn on Labor Day weekend, Sept. 2-3. This is the H&E major fund-raiser this year. Money raised from tables helps to fund other H&E activities during the year. Plans have been made to have the Star Valley High School Blue Grass Band perform and the committee is planning to sell food at lunchtime. We need crafters!! Members can donate hand-made items or unique "White



Elephants” and there will be a raffle. A dance is tentatively planned so watch the website for details. Call the SVRA Office and/or Shauna Crittenden who are coordinating the Festival for details.

Knowing well that we are all busy people, H&E welcomes members like Shauna and Carolyn who are interested in a given event and are willing to contribute their time and talent. For instance, the Arts and Crafts Festival needs help with setup on Friday night and take down on Saturday. Call Tallia at the SVRA Office if you can help or are a crafter that wants to participate.

**G. DCC&R Committee Report: Secretary/Treasurer Daulton gave the following report:**

The revised single version of Star Valley Ranch Association DCC&Rs was passed with over 70% of the members’ approval and filed with the Lincoln County Clerk on June 30, 2011. The amended DCC&Rs will become effective January 1, 2012. The total number of lots that approved the revisions was 1476, which is 73%. Thank you to every member who participated.

The revised DCC&Rs can now be viewed on the SVRA website as part of the article on the bottom of the home page as well as part of the DCC&R pull down menu under “Homeowners”.

The DCCR Committee has worked since the end of the approval process to write first drafts of policy for auxiliary buildings, the parking of recreational vehicles, and suggested revisions to the regulations for architectural control that will match the revised covenants. The Board will refine the drafts and bring finished policies forward at the August Board meeting.

The last act of the DCC&R Committee will be to deliver a packet to every home on the Ranch in late August that informs members of the policy requirements so that we all can work toward compliance this fall. Voluntary compliance is our first, best and most effective form of enforcement. We believe that if members are informed, they will do their best to comply.

Finally, at the Annual Meeting, I thanked many people who were instrumental in the DCC&R Revisions project, but I forgot to thank the Town of Star Valley Ranch. We were able to keep a large portion of our members informed of the approval process through the SVRA Corner in the monthly Town Newsletter. Thank you, Mayor Siddoway and Town Council members for giving us the space.

**H. Master Planning – Community Center Project Team Report: Director Alycyn Culbertson gave the following report:**

We continue on with our meetings. We have been meeting regularly since December. We have a goal of submitting our grants by September 1<sup>st</sup>. We have had several meetings with the Wyoming Business Council representatives. We have found out the “business committed grant” is not something we will be eligible for. We are meeting the next several Tuesday mornings at 9:30 at Town Hall.

The good news about the loan information, our rate would be 2 points under equaling about 1.25% and fixed for the term of the loan, approximately \$29 for a 20 year loan, and \$20 for a 30 year loan for a one million dollar loan.

**General Manager’s Report: General Manager, Kirk Sessions gave the following report:**  
**Account Statements:** All bank accounts are balanced for the month of May.

**Assessments:** 2009 Lawsuit Collection Status: Initially referred to Attorney – 97 Lots: 70 are paid in full, 27 have not paid in full (3 are making payments, 3 declared bankruptcy, 5 foreclosures). One SVRA foreclosure resulted in a judgment and one is still pending service to owners. Are more foreclosure proceedings appropriate?

**2010 Assessment Status:** 48 have not paid yet (2.4%) (includes 27 from above & 1 added foreclosure). 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 and continues to assist in getting payments up to date.

**2011 Assessments:** Of the 2015 Lots that were assessed, 1860 (92%) have been paid in full compared to 1847 (91.6%) for the same period last year. Some additional partial payments have also been received. Statements will go out this month with stronger language.

**Office Staff:** Between the Annual Meeting, Election, DCCRs, Property Owners, 4<sup>th</sup> of July and the regular summer business activities we have managed to fill up the better part of our days!

**Facilities:** The tennis courts are being resurfaced this week and next depending on the weather. Swimming lessons are in full swing resulting in slightly better than last year's results. The fountain at the office has been eliminated from the culinary line. Ernie will be working on moving drinking fountains on the courses to the restroom facilities.

**Duffer's Lounge:** Duffer's is open daily 1-9 pm and will adjust the hours as business warrants. Duffer's reduced pricing this season has increased sales and assuming the golf traffic increases with summer business levels, the budgeted profit levels are attainable; better we hope. On a test basis, Bob will be introducing either hot dogs or pizza over the next week or two.

**Golf:** Golf has seen two successful tournaments, SVMC and Property Owners. Korry held a demo day with his simulator in the barn and had a good turnout. Randy and Korry are both working on sponsors for the SVRA Member/Guest and Open Invitational 7/29 and 7/30. Daily play has increased with the nice weather and we are boosting our advertising to increase play from customers in Jackson and greater Star Valley. Watch for exciting details to come on two new tournaments, the Mixed Moose 8/26 & 27 and the Teton Motors Scramble 9/17.

**Golf Course Maintenance:** Kurt has been plagued with electrical problems with the irrigation system. Through staff intervention he has managed to keep the courses looking good during the hot weather while working on a solution to the issues. The #8 Tee box at Aspen is complete and looks great! It will open next weekend after another week of preparation! The good news is there is plenty of water available coming down the canyon!

**Water Projects Update:** Alternate Point of Diversion: Decision has been pushed back to 8/15/11 meeting pending receipt of the consent forms from the RV Park lots identified. I confirmed with Sherbel this week that he would stay on top of Val Stewart in the pursuit to get those completed.

**SVR Community Center Project:**

Refer to the Project Team Report from this BOD Meeting and watch the Community Center page on our website for informational updates.

**H & E:** The H & E team put together some great activities for Property Owners weekend for adults and kids. They went on the following weekend to handle the 4<sup>th</sup> Carnival for kids as well as the cake and ice cream and pie walk. Thanks to these ladies and the many volunteers!!! Shakespeare in the Park is scheduled for Friday July 29 as part of the Star Valley Arts Council summer activities. There will be hot dogs, hamburgers and beverages available for purchase at the park!

**Recreational Activities:** Zumba is now in its second week at the ranch with mixed results and will be schedule at 8:00 am on Tuesdays and Fridays as of next week.

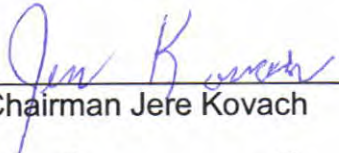
4. **Old Business:** None stated
5. **New Business:** None stated
6. **For the Good of the Order:** None stated
7. **Adjournment:**


Director Braun made a motion to adjourn.

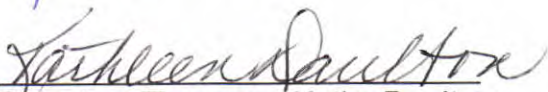
Director Toolson seconded the motion.

**Motion passed unanimously.**

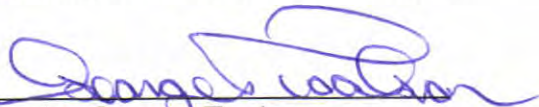
**Meeting adjourned at 10:15 a.m.**

  
Chairman Jere Kovach

  
Vice Chairman Mike Blackman

  
Secretary/Treasurer Kathy Daulton

  
Director Gary Braun

  
Director George Toolson

  
Director Alycyn Culbertson

  
Director Derk Izatt