

Star Valley Ranch Association  
Board of Directors Meeting  
July 21, 2012  
9:00 a.m.  
Town Hall

Kathy Daulton Chairman  
Mike Blackman: Vice Chairman-absent  
Ann Earl: Secretary/Treasurer  
Ron Denney: Director  
Derk Izatt: Director  
George Toolson: Director

**Call to order:**

Chairman Daulton called the meeting to order at 9:00 a.m. Chairman Daulton stated that there was a Quorum and called for the Pledge of Allegiance.

Chairman Daulton recognized the Town of Star Valley Ranch Town Council.

**1. Adopt Agenda:\***

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

**2. Approval of Minutes for May 2012 Board Meeting:\***

- Director Toolson made a motion to approve the May 2012 Board Meeting Minutes as written.  
Director Izatt seconded the motion.  
Secretary/Treasurer Earl and Director Denney abstain.  
Motion passed.

**3. Standing & Special Committee Reports**

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

It is my pleasure to welcome our new Directors, Ann Earl and Ron Denney, who have been elected to serve 3 year terms. We thank this year's election committee for a well-planned and executed election process.

The board's goals for the year are:

Sustainable Development for SVRA

1. Master Plan for Facilities and Common Areas
2. DCC&R compliance
3. Irrigation water improvements
4. Barn/Silo redevelopment
5. Policy development

Director Alycyn Culbertson has tendered her resignation. She has accepted a full time teaching position at the National Criminal Investigator Training Academy within the Federal Law Enforcement Training Center in Glynco, Ga. These duties are expected to last indefinitely but at least throughout what would have been her tenure on the Board.

Before her election, Alycyn worked with the Finance and Legal Committee to review SVRA financial records. She was also co-chair of the attempt to redevelop the Barn/Silo through state grants with the Town. We have missed Alycyn's expertise and humor this year.

According to the SVRA Bylaws: "Vacancies on the Board of Directors may be filled by a majority of the remaining Directors, though less than a quorum, and each Director so elected shall hold office until his successor is elected at an Annual Meeting of members."

SVRA members who are interested in serving a short but important term on the Board until June 22, 2013 are welcome to apply. Application forms are now available and must be returned to the SVRA office by Wednesday, August 8th. Current Board members will meet with all applicants and then announce the appointment at the August 18th Board meeting.

Finally, the Board is actively seeking additional volunteers for the Architectural Committee. Joe Angelovic, who has served on the committee for several years, is here to explain their work.

Joe Angelovic made the following comments:

Quoting from the DCC&Rs.

*"No building, fence, structural wall, or other structure shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, heights, materials, and location of the same shall have been submitted to and approved in writing, as to harmony of external design and location in relation to surrounding structures and topography, by the Board of Directors of the Association, or by an Architectural committee composed of three or more representatives appointed by the Board..."*

The committee is responsible for reviewing all of these applications, ensuring that they are complying with the DCC&Rs, building codes and with the Association policy. If someone does not have an application the committee can approve, the committee will work with that person to try to come up with an agreeable solution.

The committee also reviews variances.

On a personal note, the committee has done a good job. I question why there are three directors on this committee. If there is a disagreement between the committee and the person requesting the permit, the person requesting the permit is allowed a BOD appeal. If there are three members on the Board, I wonder how fair an appeal would be.

Please contact the SVRA office at 883-2669 if you are interested in helping with the Architectural Committee.

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

At this point as far as a utilities report, we are still trying to get together everyone involved with the green canyon point of diversion, and come to a conclusion, hopefully this year. We are waiting on LVI to sit down with us, however at this point the Scherbel group is pressing. They also want this brought to a conclusion. Hopefully by the August report, I will be able to report that we are done.

**C. Finance & Legal Report: Chairman Daulton read the following Finance & Legal report prepared by Vice Chairman Blackman:**

The Finance and Legal Committee did not meet during the month of July. However a group of four people have been identified as members.

As far as the current legal matters are concerned, the plaintiffs in the current lawsuit against the DCC&R revisions have requested a summary judgment from the judge. Both lawyers submitted oral arguments and the judge currently has the matter under consideration. One other lawsuit regarding the fence policy is also progressing through initial written pleadings.

Our request to the Town for zoning our vacated lots to private recreation is pending. The Town has developed a new alternative designation called special use. They have proposed our first joint meeting on the subject and we look forward to that opportunity.

Regarding the formation of the Legal and Finance:

- I move that the following people be approved by the Board of Directors: Marcus Weber, Bob Saunders, Tom Hensel and Jere Kovach.  
Motion was seconded by Director Toolson  
Motion passed unanimously.

**D. Architectural Committee Report: General Manager Sessions gave the following report:**

Since the last BOD meeting in May there have been 28 applications processed. 19 have been approved, 1 has been dis-approved and 18 are currently under review. They cover a wide range of applications. 13 are RV parking area permits, 2 sheds, 3 fences, 3 dog runs, 1 house, 1 auxiliary building, a deck, a garage and a couple others (landscaping, addition to decks, etc...)

Director Toolson stated that we are in the process of updating our operating policies.

Director Toolson read the following policies in full.

First would be the architectural control policy.



# DRAFT POLICY OPERATING POLICY

<b>POLICY TITLE: ARCHITECTURAL CONTROL REGULATIONS</b>					
<b>SECTION</b>	<b>ARCHITECTURAL RULES AND REGULATIONS</b>	<b>NUMBER</b>	<b>7.1</b>	<b>DATE</b>	<b>7/21/12</b>
REPLACES POLICY NUMBER: 7.1		TITLE: SVRA - Rules and Regulations Architectural Control			
DATE ADOPTED: 1994					
DATE REVISED: 2009					
CROSS REFERENCES:					
APPROVED:					
GENERAL MANAGER				DATE	
SVRA CHAIRPERSON				DATE	

All buildings, including additions and alterations to existing buildings, on any lot of Star Valley Ranch Association will be accomplished in accordance with this Policy and in complete compliance with the DCCRs, and the Town of Star Valley Ranch Ordinances and Regulations.

Prior to the commencement of any of the following, the approval of the SVRA Architectural Committee must be secured:

- Construction or placement of a building,
- Modification or addition to existing structures,
- Construction/designation of an RV parking space
- Construction of a backyard fence,
- Construction of a dog run,
- Landscaping a front yard,
- Changes to the exterior colors of a building

#### Application for Permit

The DCCRs should be referenced prior to the planning and development of any of the above activities as well as applicable SVRA Policies and the Town of SVR Ordinances and building requirements.

To obtain an SVRA Architectural Permit, an **Improvement Request Form** (available at the SVRA office) must be completed and returned with the following documents:



# DRAFT POLICY

- If planning a new home or auxiliary building, remodeling or changing an existing structure, constructing an RV parking space, or landscaping a front yard the following documents apply:
  - Materials Description form (available at the SVRA office)
  - Lincoln County waste water permit
  - One (1) plot plan
  - One (1) complete set of building plans
  - Landscaping plan for front yard only
- If planning a fence or dog run, an **Improvement Request Form** (available at the SVRA office) must be completed and returned with the following documents:
  - Materials Description form (available at SVRA office)
  - Mutual Property Boundary Consent Form (if needed-available at SVRA office)
  - One (1) plot plan
  - Appropriate permit fee

## Golf Course Lots

Building on a golf course lot has inherent problems which will be born solely by the property owner, i.e. no nets, walls, or fences to protect property from golf balls or to inhibit a golfer from retrieving an errant golf ball.

It is the homeowners' responsibility to obtain a building permit from the Town of Star Valley Ranch Planning and Zoning Board before any activities or work can be done on the property. Each homeowner is encouraged to have a new survey of the lot to be sure of exact property lines prior to beginning any construction.

## For Sale Signs

One professionally prepared "For Sale" sign measuring no more than 24 inches by 30 inches may be displayed on a lot together with one attached top or bottom rider sign of 6 inches by 30 inches. Arrow signs either on or off the property, down the street at an intersection or crossroad is not allowed. Golf course lots are allowed one sign in the back yard that must meet the same size requirements and located on private property, away from the course. All "For Sale" signs shall be removed within one week following the closing of the sale.

## Campaign Signs

Political campaign signs may be displayed during the course of a political campaign. No advertising signs other than those hereby expressly approved shall be displayed on any lot within Star Valley Ranch. Political signs must be removed the day following the election. Placements of political signs require the approval of the respective property owner.

## Enforcement

The Association reserves the right to enforce, by any proceeding at law or in equity, all provisions of these Rules and Regulations (Architectural Control) and the Declaration of Covenants, Conditions, and Restrictions. In any action to enforce any of said provisions, including the defense of any of said provisions, the Association shall be entitled to a judgment for legal fees and expenses in the event that a court finds that a Member or Owner has committed one or more violations of said Rules and Regulations (Architectural Control) or the Declaration of Covenants, Conditions and Restrictions, or to restrain the continued violation thereof.

# DRAFT POLICY

## Disclaimers-

Star Valley Ranch Association, its Board of Directors or Architectural Committee shall not be responsible or liable for any structural defects in the plans and specifications, whether approved or not, or in any building or other structure erected according to said plans and specifications. Neither Star Valley Ranch Association nor its Board of Directors or Architectural Committee shall be responsible or liable for the location of Lot lines or boundaries, for the erroneous or improper location of boundaries, erroneous or improper location of buildings or other structures shown on the plans and specifications, whether approved or not, or for the erroneous or improper location of any building or other structure.

Star Valley Ranch Association nor its Board of Directors or Architectural Committee, nor any director or committee member, shall be liable to any Lot Owner or Member, or to any other person, for any damage or loss suffered, or claimed, on account of (i) the approval or disapproval of any plans, drawings or specifications, whether or not defective; (ii) the failure to enforce these Rules and Regulations (Architectural Control), the IRC/IBC, 2006 Edition, or the Declaration of Covenants, Conditions and Restrictions or to restrain a violation thereof; (iii) the failure to insure that all elements of the design and construction comply with these Rules and Regulations (Architectural Control), the IRC/IBC, 2006 Edition, or the Declaration of Covenants, Conditions and Restrictions; (iv) the construction or performance of any work on a lot, whether or not pursuant to approved plans and specifications, or (v) otherwise carrying out the duties or exercising the powers of the Architectural Committee.

Director Toolson made the following motion:

- I move to approve the Architectural Control Regulations Policy.  
Motion was seconded by Director Denney.

During discussion of this motion, the following comments were made from the floor and responded to by the General Manager and Board of Directors.

Joe Angelovic: I feel that there were some holes in the policy. You haven't set any guidelines as to what is allowed to be planted in a front yard. I have been a part of an association that set those guidelines. You have not.

General Manager Sessions stated that we have not set those guidelines. Those guidelines as far as I can tell have never been set. That would have to be looked at. I am not sure that we have the ability to stipulate that.

Director Toolson: From my past experience, building my house, all that has been asked is the outlay of the landscaping, not what is actually being planted...

Mr. Sessions: This policy is to modernize what we had in place, not to grow it. This shows that the Town is responsible for some things that the Association used to be responsible, and what the Association is currently responsible for.

Carolyn Koch: When we had to apply we had to say what kind of trees, etc... I think that people state that they are going to put in a front yard, and never do. It is just weeds. That is a bigger concern I think. How can we control that?

General Manager Sessions stated that there is nothing in place that forces people to plant a front yard. Just that if they do plant, it must be submitted for approval before planting.

Judy Sylvain: The policy as written states that political signs may only be placed if a property owner gives permission for said sign to be placed. Previously, we were told that public right-of-way is open to posting signs without permission. Have you addressed this in any way?

Director Toolson stated that there is a 10 foot right-of-way with the Town. This is just to do with the private lots within the Association. You would want to check with the Town for the rules regarding the public right-of-way.

Ann Blakley: You may want to state in the policy that there may be other conditions imposed by the Town. Just looking at the document itself, there are a few confusing areas, such as in the disclaimer it seems that the location of building is stated twice and I don't know if you intended to state that twice or maybe in the second statement you meant to say, not liable for the placement of the building. In the section that you talk about golf course lots the spelling of borne should be borne not born. In the exclusions part there is a place that the word of is used twice. One other feedback I would like to offer is, these documents are to create uniformity for the community. I think it's important as the Association makes strides in this way to also subject themselves to these policies. The Association should check with their neighbors before making any changes to their property. The Association should have to go through their own permit process when making changes, just so it is on record.

Al Redlin: A couple comments, most of the properties have a 10 foot utility easement; it is not an easement for people to put political signs. The other thing is, under the golf course lots, I appreciate that you say you need to get a permit from the Town of Star Valley Ranch. It should be a separate entity, not just listed under golf course lots.

General Manager Sessions: in the application permit, it references the fact that they need to go to the Town and check with them.

Ron Mueller: I just have a point to make. Policies and Procedures can be changed from one Board to another. In eight years, when we have a chance to modify the DCC&Rs, I would assume that these procedures will up to a vote of the membership, to see if they want to include these in the DCC&Rs. The DCC&Rs are enforceable.

Chairman Daulton: I do not think that we would expand the DCC&Rs with policies. Policies and procedures are here to give some depth and guidance to the Board in everyday matters.

Gary Braun: With the front yards and landscaping, if someone wants a pink house, you have nothing to say no you can't have a pink house. There is nothing to say you have to have a front yard planted. There is nothing saying how it has to be planted. There is no meat on the policy. I think there should be more "meat" in the policy. I don't know how the Board could turn down the requests.

General Manager Sessions: The DCC&Rs state that the colors have to be harmonious with the environment.

Joe Angelovic: Somewhere in that it says "natural hues." You can find any color you want as a natural hue.

General Manager Sessions: The objective is to modernize the former policy. This is not the be all, end all. This can be changed and modified if the Board and the Architectural committee choose to do so. The former policy talked about us approving the plans and the engineering of the house. Not only do we not do those any longer, but those things now belong to the Town's planning and zoning. It was really modernization that was the objective of this policy. We can continue to change and improve this policy any time and can really be done over time at a future Board meeting.

Gary Braun: We have 2000 lots and 1000 homes (I'm rounding) many of them are in harm's way. I see this thing about no nets, which is a little scary to me. I would like the Board to consider including nets as long as they are permitted. I can see someone wanting to protect their family on their patio or deck. I worry about that and the families that just want to protect their families.

Ron Thacker: I would suggest that you may want to table this and taking the comments and perhaps making some modifications to this policy.

Carolyn Koch: Is there something that is written about maintaining their vacant lots?

Chairman Daulton: There is not, nor is there anything in the DCC&Rs that require that.

Ann Blakely: You might want to consider a statement in the beginning of this policy stating that the purpose of this policy is to modernize this policy.

John Blakely: I also have a concern that if any disaster happens to your property an open foundation needs to be taken down as it can be a hazard. We may need to include that the property should be taken back to a natural state.

Chairman Daulton: I am not sure whether that sort of thing belongs in the Association's DCC&Rs or in an Ordinance with the Town.



Joe Angelovic: Including a completion date on the permit is great, the problem is, it doesn't state what happens if you don't complete a project on time.

Chairman Daulton: Again, I question if this an Association issue or a Town issue. This is something that we need to check with the Town.

Director Denney: I think we have two choices, one is to approve the policy as written and go back in and modify or do we table this and modify and approve at a later date.

Chairman Daulton: I think we should table this because Mike Blackman is not here, and I think it would be helpful if he were here to make these decisions. He has been here to help draft this and will be helpful in guiding us in this process.

We do have a motion on the table.

Motion to approve does not pass by a unanimous decision.

- Director Denney made a motion to table this policy until the next BOD meeting.  
Director Izatt seconded the motion.  
Motion passed unanimously.



# DRAFT POLICY OPERATING POLICY

<b>POLICY TITLE: DOG RUN</b>					
<b>SECTION</b>	<b>ARCHITECTURAL RULES AND REGULATIONS</b>	<b>NUMBER</b>	<b>7.2</b>	<b>DATE</b>	<b>7/21/12</b>
REPLACES PORTION OF POLICY NUMBER: 7.1		TITLE: SVRA - Rules and Regulations Architectural Control			
DATE ADOPTED: 1994					
DATE REVISED: 2009					
CROSS REFERENCES:					
APPROVED:					
GENERAL MANAGER				DATE	
SVRA CHAIRPERSON				DATE	

A residential structure may have an attached or detached dog run located at the back or side of the house. A dog run at the side of a house will be approved only when location at the rear is impractical. A dog run cannot exceed 128 square feet, with a maximum height of 6 feet. Dog runs may be constructed of chain link, or acceptable fencing materials outlined in the RESIDENTIAL FENCE POLICY. Plans for a dog run must be submitted to and approved by the Architecture Control Committee prior to construction.

General Manager Sessions: The Dog Run policy being a part of the existing policy, so it should follow suit and should be tabled until the August BOD meeting.

- Director Denney made a motion to table the Dog Run Policy until the next BOD meeting.  
Director Toolson seconded the motion.  
Motion passed unanimously.

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

Because there have been a lot of other activities on the Ranch such as the election, property owner's weekend and the 4<sup>th</sup> of July, there was no golf or greens committee meetings last month. I will try to resurrect these committees in the next couple weeks.

As of yesterday, we have a new driving range, with 80% range balls and animal targets. The targets are in line with the Cedar Creek Pro Shop and the pump house, with hopes that it will encourage people to hit in that direction. The new balls are to address safety issues with people on holes #1 and #9, and the homes to the south. We have placed a solid line of O.B. markers between #1 and the driving range.

New signage has been ordered for the driving range, with rules and golf etiquette, such as ONLY range balls are allowed on the range. We have already had a couple problems with people bringing their own balls to the range. They have been reprimanded.

Carts are not allowed to be driven out of bounds. O.B. means Out of Bounds. The rules of golf say you hit a new ball from the original place that you hit out of bounds, NOT from the driving range.

Hats off to Kurt and the Golf Course Maintenance crew for a fantastic renovation around the basketball and volleyball courts!! Now tied with the improved parking area, Cedar Creek Park becomes more usable, accessible and pleasurable to visit! The horseshoe pits will also be completed this fall and reseeded to finish off the planned renovation.

Also, a big Thank you to the Men's Golf Association that helped lay sod on the new driving range and in the park.

The pond on Cedar Creek #16 is now full. After some repairs to the severed, abandoned irrigation line, the pond is holding water and the overflow has been channeled, through the abandoned line to augment the pond on #18. The unusually hot summer weather has brought with it many additional challenges for the crew who has increased watering to include both courses every night at a 36% increase in consumption. Irrigation and heat stress problems continue to pop up and be dealt with as quickly as possible! With the largest projects wrapping up, there are several smaller projects to wrap up beginning with the cart path edges at CC #1, which will be completed next week. There remain several others that will be addressed over the balance of summer with the intent of completing all by fall of 2012.

Upcoming Tournaments:

Member/Guest – July 27<sup>th</sup> – 28<sup>th</sup>

Teton Motors Scramble – August 4<sup>th</sup>

Ladies Invitational – August 13<sup>th</sup>

Cedar Creek irrigation is running at 600 gallons/min which is 200 gallons/min more than this time last year.

The boulder tee markers are on the course 18 of 27 have been placed. 27/27 have been purchased.

The Star Valley Medical Center held their annual tournament at Cedar Creek this year. They had nearly 100 entries. We thank them for choosing our course to hold their tournament.

At this time I would like to make a motion:

- I move that Star Valley Ranch Association approve a contribution of \$1000 to Star Valley Medical Center from the members of Star Valley Ranch Association. This contribution represents a portion of the revenue from the Star Valley Medical Center golf tournament.

Secretary/Treasurer Earl seconded the motion.

Motion passed unanimously.

Jim Fairchild, golf tournament coordinator with the Star Valley Medical Center, informed the members that the money donated from the Association will be going toward a new pre-natal monitor for the medical center that allows the doctors and nurses to monitor labor anywhere in the hospital.

The tournament brought people from all over. We look forward to doing this tournament again next year and hopefully at this course next year.

Kirk, Kurt, and Phil did an outstanding job organizing this tournament, making my job very easy.

**F. House & Entertainment Committee Report: Chairman Daulton gave the following report:  
There are many people to thank for the great events since the May Board meeting:**

**June 6-9 - Community Cleanup** was a big success with 19 Garage Sales and 5-6 Junk in the Trunk Vendors. Thanks to Carolyn Thacker, Katy Denney, Jere Kovach, George Toolson, Joe Angelovic, Al Redlin and John Daulton who greeted and directed visitors and to the work of the Town of Star Valley's road crew for cleaning up the streets and particularly the front entrance!

THE NEXT COMMUNITY GARAGE SALE/JUNK IN THE TRUNK WILL BE SATURDAY, SEPTEMBER 16. Get ready!

**June 22-23 - Property Owner's Weekend** provided members with free golf, tennis, swimming, tournaments and the Waterworld Waterslide at Cedar Creek Park, which was manned by our own SVRA lifeguards.

**July 4 - Independence Day Celebration** had something for everyone due to willing volunteers and ready participants: Thank you to Bonnie Johnson for 8 hours of perfect announcing; to the VFW, Eric Buehler and the Star Valley Quilters for the opening ceremony, to Deb Adler and her volunteers who organized the 10K, 5K and kid's fun run for over 100 runners; to Marilyn and Gene Pitre and their volunteers for cooking breakfast and lunch; to Bob and Sheryl Manning for the golf cart parade; to members of the H&E Committee, lifeguards and over 75 volunteers who covered the carnival games, tickets and prizes; to Pam Schupp and the talented bakers who provided home-made pies for eating and auction; and finally special thanks to the SVRA organization and particularly Kirk Sessions, Ernie Bigelow, Tallia Booker, Kathy Schooner, Kathy Vance, & Kurt Richmond for hours and hours of preparation and coordination.

**July 14 – 9 Dine & Dance** featured a Mexican Fiesta catered by Deb Valdez from the Cedar Creek Grill with music by Jackie Marie that was enjoyed by over 75 people. Unfortunately the 9-hole scramble was rained out.

**AND now get ready for even more great events coming up during the rest of July and August!**



**Hamlet, Tuesday, July 31, 6:30 p.m. at Cedar Creek Park** brought to the Ranch free by the Montana Shakespeare Company and sponsored by the Star Valley Arts Council and SVRA. Bring your own picnic, drinks, chairs and/or blankets for an evening of fine drama under the stars.

**19th Annual Arts and Crafts Fair at the Barn, Saturday, August 11 9 a.m.-3 p.m.**

This event brings some of the best artists and crafters to the Ranch for a big day of visiting, shopping and snacking. Everyone is welcome! Reservation forms are available at <http://www.svrawy.com/wp-content/uploads/2012/06/Arts-Crafts-Reservation-Form.pdf>

**9,Dine, & Dance to The Linfords Saturday August 18 at the Barn** Choose your event!

- Play in a 9- hole scramble - \$8.
- Enjoy barbeque with salads and dessert catered by the Cedar Creek Grill for \$12. To assure enough food for all dinner signups are required by Wednesday, August 15th.
- AND dance to the music of THE LINFORDS at no charge. "Cal and Teddy Linford follow their instincts with song and music choices ... that puts a unique spin on classic country, folk and rock songs that everyone can relate to."

**Dinner Show "The Songs and Saga of Shenandoah" Friday and Saturday, August 24-25 at the Barn** Get out those boots and cowboy hats and get ready for a night of fresh country fare served family style and an original musical variety show produced by JC Colley and many talented friends. Tickets for dinner and show are \$15 and go on sale at the Barn Tuesday, August 14, 11a.m.-2 p.m. and Tuesday, August 21, 5-7 p.m. or call JC Colley at 883 4325. Seating is limited so get your tickets early. Groups of 8 can reserve a table.

Proposal forms for any member who would like to develop an event for H&E sponsorship will be available at the SVRA office next week. Events must fit within our mission, "...to have fun while creating fun by sponsoring events that are meant to entertain a majority of the residents, including children, over the course of the year." All events are subject to the SVRA schedule and the H&E budget. Completed proposal forms are required for events to be considered.

- I am pleased to ask for a motion to approve the members of the H&E Steering Committee: Angela Aitken, Ann Earl, Deb Adler, Deb Valdez, Peggy Zimmer-Gouvisis, Rick Nelson, Shirley Greenhoe, and Susan Singleton.  
Motion was seconded by Director Denney.

Gary Braun: Hats off to the H&E committee they have done a terrific job.

Motion passed unanimously.

Gary Braun: We want our property owner's to come enjoy the property owner's weekend. We should indicate somewhere that the weekend is free for our members and make it a big deal so people can plan to be here for that weekend.

**G. Election 2012 Committee Report: Election committee vice chairman Al Redlin gave the following report:**

The 2012 Election of two members to serve three-year terms on the Board of Directors for the Star Valley Ranch Association (SVRA) was held at the Barn/Silo on June 23, 2012. The polls opened at the scheduled time of 7:00 AM. A quorum requirement of 529 valid lots to be voted for conduct of a valid election had previously been established. The Annual Meeting was recessed at about 9:00 a.m., upon completion of its normal business, and scheduled to resume at 1:00 p.m. as a quorum had not yet been reached. The polls remained open and persons continued to register for the election and cast their

votes. The Annual meeting was resumed at 1:00 p.m. and it was announced that the quorum requirement had been met. The annual meeting was adjourned at 1:02 p.m. and the polls closed ½ hour later at 1:32 p.m. The unofficial record at this time was that votes had been cast representing 555 lots.

The votes were counted, by the election committee, on the second floor of the Silo. We had maintained a record of all invalid proxies and proxies that were superseded by later proxies and by people that had submitted proxies and changed their minds and wanted to vote on Election Day. There were quite a few because of Ann Earl getting into the race at a late date as a declared write-in candidate. Our first job in the ballot counting process was to sort these and get them out of the batch of ballots to be counted.

When we opened all of the envelopes and counted up the lots represented on all of the ballots, we had 555, the same number as the unofficial count when the polls closed. This is attributable to the dedication and attention to detail of the people on the election committee.

The results were as follows:

Ronald Denney: 494

Ann Earl: 214

Abstain: 381

Other write-in: 21

Many thanks to the remaining members of the 2012 Election Committee for their work: Sharon Chumley, Jo Ann and Gary Braun, Ann and John Blakley, Larry Sewell, Peggy Zimmer-Gouvisis, Angela Aiken, John and Kathy Daulton, Jere Kovach, Tallia Booker and Kathy Schooner.

#### **H. DCC&R Compliance Report-General Manager Sessions gave the following report:**

On May 30, 2012, Jackson Hole Security advised us that they would not be able to provide the staff to handle our DCCR compliance, thus requiring us to seek a replacement. The DCCR compliance services will be provided by Bud Hill of Bud Hill's Security & Services. The company was formed in March 1998. Bud had been working for High Mountain Group for the previous 10 years. Bud has also worked for the Idaho Teton County Sheriff's department for 9 years, from 1980-1989. In 2008 they formed their own corporation bringing Bud's wife, Cecile, and their two sons in as partners. There are three parts to the company.

- 1) Courier Services
- 2) Security Services
- 3) Property Management
  - a) Lawn Care
  - b) Snow Removal
  - c) Security & Services

Currently the company has contracts with the following:

- 1) Tucker Ranch HOA - Mountain Property Management - four security patrols daily
- 2) Crescent H HOA - two security patrols daily
- 3) National Museum of Wildlife Art

They also do security on special events such as Music in the Hole, Music on Main, and the most recent the movie that was filmed in Jackson in January.

In the past they have worked for the following:

- 1) Jackson Hole Golf and Tennis - this was a 1 year contract, they patrolled the area where they were rebuilding the cabins
- 2) Teton Reserve Golf Course - Teton Valley

- 3) The Aspens – DCCR Enforcement
- 4) Melody Ranch - DCCR Enforcement

Bud and his family have lived in Tetonia for the past 35 years.

Training has continued throughout the latter part of June and into July, with Bud touring the Ranch and compiling a list of potential violations. Members of the Board and I have accompanied the Bud and reviewed his observations to assure a complete understanding of violations and resolutions available. It is pleasing that notable voluntary improvements have been observed the past several weeks! The officer has begun stopping at locations where violations are observed, providing guidance to property owners toward voluntary compliance. Where voluntary compliance is not achieved, the progressive notification of non-compliance will commence with:

1. Friendly Reminder with 14 days to resolve issue – if not resolved then,
2. Notice of violation with 14 days to resolve issue – if not resolved then,
3. Referral to Attorney for legal action.

**I. Master Planning Report-Director Denney gave the following report:**

Collection of existing SVRA planning documents, such as facility assessments, member polls to obtain input on needs, etc., is underway. Development of a straw man Master Plan has also been initiated by looking at existing master plans or long range plans of other organizations. A draft SVRA Master Plan will be started with the intent that it will identify all facilities and common areas and begin to show deficiencies and an overall vision for each.

A Master Plan Development Committee is needed. Committee members will help identify all deficiencies and also solicit ideas from the membership for development of the facilities and common areas for optimal usage by all SVRA members. The committee members will assist with development of adequate scopes of work and cost estimates. Ideally, the other standing SVRA committees will recommend a member to represent that committee on the Master Plan Development Committee.

The draft SVRA Master Plan will continue to be updated and reviewed with the Board of Directors to obtain management feedback and direction as necessary, and will be opened to discussion at the monthly BOD meetings.

Eventually, the draft Master Plan will be formally presented to the SVRA membership for comment.

Volunteers for the Master Plan Development Committee are requested to indicate their commitment to serve, and their area of SVRA interest, to Ronald Denney or to the General Manager by August 1. The Board of Directors workshop on August 2 will be dedicated to the Master Plan development process. Having a list of potential volunteers from which to select a committee would be appreciated.

Gary Braun: Will this committee also include the Barn facility?

Director Denney: Yes, this will include the Barn/Silo redevelopment project.

Ann Blakely: This sounds like a development plan. Is this what this is?

Director Denney: Yes, it is our vision of where the Ranch is going to go and identify problems with our facilities, and a vision of the future.

**J. SVRA Barn/Silo Redevelopment: General Manager Sessions gave the following report:**

As you heard Director Denney, this is an ongoing project. In the near future it will be a project that will fit within the master planning report.



We have found a draftsman (avoiding the costly expense of an architect) and he has put together a rough draft of a 1<sup>st</sup> floor that takes care of those things that we feel need to be addressed that we can afford.

We have been looked at the rough draft and provided feedback from this draft and we are currently waiting for the next drawings of the first and second floors from the feedback we have provided. Beyond that we will look at the 1<sup>st</sup> and 2<sup>nd</sup> floor footprint, then an elevation drawing that will be a rough draft of what the building will look like from the outside.

We are looking at what can we afford and how do we move forward with this project with budget in mind.

Then we will get an architect to begin the actual drawings.

The August 2<sup>nd</sup> BOD workshop will be set aside for the Barn/Silo redevelopment.

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

**Account Statements:** All bank accounts are balanced for the month of May and June.

##### **Assessments**

**2009 Lawsuit Collection Status:** 12 Lots (.6%) have not paid in full and 1 foreclosure. One SVRA initiated foreclosure resulted in a complete payment and one foreclosure resulted in SVRA taking ownership of a lot at the Sheriff's Sale 2/28/12.

**2010 Assessment Status:** 22 Lots (1%) have not paid in full (includes 12 from above).

**2011 Assessments Status:** 51 Lots (2.5%) have not paid in full (30 of those are not included in one of the above categories).

**2012 Assessments Status:** 1795 (89%) have paid in full compared to 1864 (92.6%) for the same period last year.

The next statement distribution is planned for the first of August. Some additional partial payments have been received from the above. Finance charges (12%) are added to all past due accounts.

##### **Business Activities:**

Kathy Schooner has left our employ to relocate to Casper, Wyoming and we appreciate all of the great work she did while here! Kathy Vance has been hired to assume the accounting responsibilities and with a strong accounting background I am hoping for minimal disruption during our busy summer season!

For the month ending 5/31/12, the allocation of \$5996.24 (136 lots X \$44.09) for each assessment paid in May was transferred from the Operations account into the Restricted Capital account which has been established for the redevelopment of the barn/silo. This transfer will bring the account balance to \$76848.87 plus accumulated interest.

**DCC&R Compliance Report:** On May 30, 2012, Jackson Hole Security advised us that they would not be able to provide the staff to handle our DCCR compliance, thus requiring us to seek a replacement. The DCCR compliance services will be provided by Bud Hill of Bud Hill's Security & Services. The company was formed in March 1998. Bud had been working for High Mountain Group for the previous 10 years. Bud has also worked for the Idaho Teton County Sheriff's department for 9 years, from 1980-1989. In 2008 they formed their own corporation bringing Bud's wife, Cecile, and their two sons in as partners. There are three parts to the company.

- 1) Courier Services
- 2) Security Services
- 3) Property Management
  - a) Lawn Care
  - b) Snow Removal
  - c) Security & Services

Currently the company has contracts with the following:



- 1) Tucker Ranch HOA - Mountain Property Management - four security patrols daily
- 2) Crescent H HOA - two security patrols daily
- 3) National Museum of Wildlife Art

They also do security on special events such as Music in the Hole, Music on Main, and the most recent the movie that was filmed in Jackson in January.

In the past they have worked for the following:

- 1) Jackson Hole Golf and Tennis - this was a 1 year contract, they patrolled the area where they were rebuilding the cabins
- 2) Teton Reserve Golf Course - Teton Valley
- 3) The Aspens – DCCR Enforcement
- 4) Melody Ranch - DCCR Enforcement

Bud and his family have lived in Tetonia for the past 35 years.

Training has continued throughout the latter part of June and into July, with Bud touring the Ranch and compiling a list of potential violations. Members of the Board and I have accompanied the Bud and reviewed his observations to assure a complete understanding of violations and resolutions available. It is pleasing that notable voluntary improvements have been observed the past several weeks! The officer has begun stopping at locations where violations are observed, providing guidance to property owners toward voluntary compliance. Where voluntary compliance is not achieved, the progressive notification of non-compliance will commence with:

1. Friendly Reminder with 14 days to resolve issue – if not resolved then,
2. Notice of violation with 14 days to resolve issue – if not resolved then,
3. Referral to Attorney for legal action.

**Facilities:** Ernie has completed the installation of the new bike rack at the pool which should make it safer for our members without bikes under foot en route to the pool. He has replaced the power for the tennis courts, and upgraded the power at the Aspen cart barn and the barn buffet. Ernie and his staff have been an integral part of the park and parking lot redevelopment, the July 4th Celebration, as well as setting up and teardown for the many events and tournaments that have occurred this summer.

We will not have to comply with the new ADA pool accessibility standard by installing a lift in our pool until January of 2013. We have identified an equipment option available, however, we are watching for the development of a lower cost solution for development later this year. The cost of compliance, based on equipment currently available will be approximately \$5000.

**Duffer's:** Just a reminder that we offer very competitive package pricing on our stock liquor by the bottle and can special order by the case to meet your needs as well!

### **Golf Operations**

**Pro Shop/Golf:** Golf season is off to a booming start with league play and tournaments. Open play has brought some encouraging results to date with solid increases in rounds and revenue (said with guarded optimism). In an attempt to bring players to our courses in the afternoons and after work, we initiated a new pilot program on Friday; a 9 hole twilight rate of \$13 at Cedar and \$9 at Aspen; both include a cart or waived trail fee on private carts. This will be an addition to the existing 18 hole twilight rates. After some early season bumps-in-the-road in obtaining an adequate supply of ladies goods, we have obtained a good selection to choose from as well as a few fresh ideas resulting from our ladies in the pro shop working with the ladies golf association! Several golf tournaments are yet to come with varied opportunities to meet the desires of all levels of golfer. Starting with the Member-Guest/Open Invitational 7/27 & 28, the Teton Motors Scramble August 4, and culminating with the Chamber of Commerce Scramble August 10!! Bring a partner or sign up and we will find partners to play with you.

**Golf Course Maintenance:** The new Driving Range tee box opened Friday with the new animal targets positioned to attract play to the center of the elongated driving area. The new range will utilize only 80% balls which will provide golfers the sense and satisfaction of hitting a regular golf ball while allowing us to achieve our very important objective...SAFETY! ...for players on the bordering fairways, members walking/driving on the streets and members houses in the vicinity! Additional landscaping is planned in the future to further enhance the safety of our driving range while allowing us to bring this important revenue generator back to life!

Hats off to Kurt and the Golf Course Maintenance crew for a fantastic renovation around the basketball and volleyball courts!! Now tied with the improved parking area, Cedar Creek Park becomes more usable, accessible and pleasurable to visit! The horseshoe pits will also be completed this fall and reseeded to finish off the planned renovation.

The pond on Cedar Creek #16 is now full. After some repairs to the severed, abandoned irrigation line, the pond is holding water and the overflow has been channeled, through the abandoned line to augment the pond on #18. The unusually hot summer weather has brought with it many additional challenges for the crew who has increased watering to include both courses every night at a 36% increase in consumption. Irrigation and heat stress problems continue to pop up and be dealt with as quickly as possible! With the largest projects wrapping up, there are several smaller projects to wrap up beginning with the cart path edges at CC #1, which will be completed next week. There remain several others that will be addressed over the balance of summer with the intent of completing all by fall of 2012.

**4th of July Recap:** With the handoff of the July 4th Celebration to SVRA at the end of 2011, I am pleased to provide the following financial recap of this year festivities event and would like to say that none of this would be possible without the many volunteers and we are so very appreciative of those volunteers!

#### 4th of July Financials

	Income	Expense	Inventory	Expenses (reimbursed by H&E)	+/-
Meals	\$2,419.55	\$1,308.79	\$105.00	\$297.00	\$1,512.76
Carnival	\$996.75	\$1,921.47	\$75.00	\$200.00	(\$649.72)
Raffle	\$124.00	\$35.04	\$0.00	\$0.00	\$88.96
Pies/Ice Cream	\$358.00	\$95.15	\$0.00	\$19.50	\$282.35
Race - 5K, 10K, & Fun Run	\$1,400.00	\$1,696.14	\$695.80	\$0.00	\$399.66
Kid's Races	\$0.00	\$65.00	\$0.00	\$0.00	(\$65.00)
<b>SUBTOTAL</b>	<b>\$5,298.30</b>	<b>\$5,121.59</b>	<b>\$875.80</b>	<b>\$516.50</b>	<b>\$1,569.01</b>
Long Term Supplies	\$0.00	\$393.98	\$393.98	\$0.00	\$0.00
Advertising	\$0.00	\$143.00	\$0.00	\$0.00	(\$143.00)
Contributions - Quilts of Valor		\$186.00			(\$186.00)
Contributions - VFW		\$50.00			(\$50.00)

<b>Totals</b>	<b>\$5,298.30</b>	<b>\$5,894.57</b>	<b>\$1,269.78</b>	<b>\$516.50</b>	<b>\$1,190.01</b>
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<b>Net Income (income + H&amp;E reimbursement)</b>	<b>\$5,814.80</b>
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<b>Net Expenses (expense - inventory)</b>	<b>\$4,624.79</b>
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\* 156 bottles, 900 numbers, & 25 T-shirts

\*\* \$200 donation to Catholic league

Misc. SVRA Contributions		
Ground Paint	\$70.00	
Design for T-shirt	\$	
Payroll-Labor	\$\$\$	Priceless!

5. Old Business: None stated.

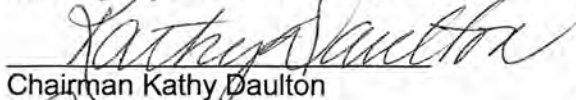
6. New Business: None stated.

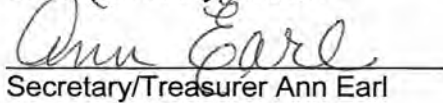
7. For the Good of the Order: None stated

8. Adjournment:\*

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


Meeting adjourned at 10:43 a.m.

  
Chairman Kathy Daulton

  
Secretary/Treasurer Ann Earl

\_\_\_\_\_  
Director George Toolson

  
Vice Chairman Mike Blackman

  
Director Ron Denney

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Director Derk Izatt