

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

Attendance

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

Call to order:

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

1. Adopt Agenda:

Director Daulton made a motion to adopt the Agenda.

Director Toolson seconded the motion.

Sec/Treas. Meeks asked to amend the agenda adding item "I" Election Committee.

Motion passes unanimously.

2. Approval of Minutes for February 2011 Board Meeting:

Sec/Treas. Meeks made a motion to approve the minutes for the February 2011 Board Meeting.

Director Toolson seconded the motion.

Motion passes unanimously.

3. Standing & Special Committee Reports

A. Chairman's Report: no report

B. Utilities Report: no report

C. Finance & Legal Report: no report

D. Architectural Control Report- no report

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

The Golf and the Greens Committees did not meet this month however there are increased signs of life in each area. Kurt Richmond has been working hard to clean up the Silo Basement storage areas and the Maintenance building. He is also servicing equipment, updating controls and performing material repairs. Kurt is updating our equipment training documentation as well as providing snow

removal and grooming as needed. We are also developing plans to complete projects started in 2010 including, the berms at Cedar Creeks #1, #2 and the driving range, as well as the signature hole, #8, at Aspen Hills tee box and the Cedar Creek Park sprinkler system. Our equipment mechanic, Blair, attended Toro training classes this week to better prepare him to maintain our new Toro leased golf course equipment that will be arriving soon.

Randy King will begin his 2011 golf season with us on Monday, April 3rd. The Golf Committee and golf staff are also working to update the Golf Policies this spring and implement some of the marketing strategies developed last fall. The snow levels are also now coming down with just 3 feet on the level.. Spring is a beautiful time of year at Star Valley Ranch and we are all anxious for it to get here.

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

We are working on scheduling our Easter Egg Hunt. We have a meeting scheduled for Tuesday, March 22, 2011.

G. DCC&R Committee Report-Director Daulton gave the following report: Director Daulton gave the following report:

As of March 15, 926 properly completed ballots have been received and are eligible for the drawing today. The winner of the \$1500 March incentive drawing is the Dorothy Folsom Trust. Thank you to everyone who has cast their ballot, and we encourage all members to do so as soon possible. All properly completed ballots received by April 15th will be eligible for the \$1000 incentive drawing on April 16th.

Of the ballots cast, 70% (over 1400) must be cast in favor of the proposed changes in order to pass the DCC&R revisions. Members do not need to have paid their assessment for their ballots to be counted. Although votes may be accepted through most of June, the experience of previous committees has shown that if people wait to vote, they are more likely to misplace their ballots or forget altogether.

Members of the Association, the Board and the DCC&R Revisions Committee have begun calling members who have not yet voted to make sure they have received their packets or to help if assistance is needed. Thank you to every volunteer who will be calling in the coming month.

Our most recent update, including Exhibit A, the final page of the new uniform version of the revised DCC&Rs was mailed in early March. Exhibit A is a list of all the documents filed with the county that contain the legal description of the real estate included in the Star Valley Ranch Association.

If members have not received a DCC&R Revisions Packet or have misplaced it or have questions please email or call the SVRA Office at svrawy@silverstar.com or (307) 883-2669. A new packet will gladly be sent to you and questions will be answered by the Office staff or will be referred to a member of the Committee.

The SVRA Office has supported the voting process from start to finish. Many many thanks to Tallia Booker who has helped put our systems together and answers many member questions, as well as Kathy Schooner and GM Kirk Sessions who are also great sources of help for the Committee and information for members. We are also grateful for the opportunity to publish monthly updates in the Town of Star Valley Ranch monthly bulletin.

Your vote is important. Encourage your friends, family and neighbors to cast theirs too.

H. Master Planning-Community Center Project Team Report: Alycyn Culbertson, project co-chair, gave the following report:

- Update: Since the last update, the Community Center Project Team (CCPT) has met twice to continue the development of Plan Objectives to fulfill all requirements of the Grant application process. Each Team member has been tasked to further identify the multitude of in-depth activities required to meet the plan objectives for their respective area of responsibility. The Team also met with Jerry Meyers, the architect used by the state in the Main Street Assessment Grant of 2010, to allow members an opportunity to ask questions and assess the utilization of his firm in preparing our grant application.
- Survey #1: From the returned surveys, a prioritized list of member desired space allocations and shared space utilization activities has been compiled. A second survey is planned for distribution together with prioritized space utilization plans and associated costs the first part of April. The Project Team will be working with the Architect between now and the April open house to further refine priorities, space requirements and to commence the actual floor plan design process.
- Alycyn, went to observe this year's grant review/approval process in Evanston on 3/17, which was valuable to our understanding of the preparation of our grant.
 - Future CCPT Meetings Scheduled (Tuesdays every other week):
3/22/11 at SVR Town Hall 9:30 A.M.
4/5/11 at SVR Town Hall 9:30 A.M.
- Future Meetings Planned to Gather Community Input:
4/7/11 Evening Open House with 1st rendition of a floor plan
4/9/11 Daytime Open House with 1st rendition of a floor plan
5/11/11 Evening Open House with 2nd rendition of a floor plan and Elevation design(s)
5/14/11 Daytime Open House with 2nd rendition of a floor plan and Elevation design(s)
6/25/11 SVRA Annual Meeting with semifinal floor plan, elevation design and model

I. Election Committee: Sec/Treas Meeks gave the following report:

The election calendar is as follows:

March 27 th (Sunday)	90 days prior to Annual Meeting Last day to accept ballot motions from Members
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Available On or Before April 15, 2011: Election packets are picked up at the Office by the candidates.

April 26 th (Tuesday)	Candidates' last day to present nominating petitions. Candidate presentation and photo for inclusion in the annual booklet are due and must be presented to Manager by today.
April 28 th (Thursday)	All materials are due to the printer.
May 13 th (Friday)	Pick up booklets from the printer.
May 16 th – 17 th	Election Committee will assemble packets for mailing.
May 18 th (Thursday)	Packets mailed to the members
June 14 th (Sunday)	Membership in good standing verified by office personnel LVI lots verified by office personnel Membership roster closes

June 22 nd (Wednesday)	Proxies verified
June 24 th (Friday)	Set up for election 7:00 PM: Candidates Night – 10 minutes per candidate for presentation; questions and answers
June 25 th (Saturday)	8:00 AM: Annual Meeting Polls close 30 minutes after adjournment Vote tally Re-organizational Meeting Elected and Incumbent Board of Directors

We are still looking for members to join the Election Committee. If you are interested please contact Ron Meeks or the SVRA Office.

Mayor, Boyd Siddoway recommended that we try to have an earlier if not additional candidate's night. Upon much discussion, Sec/Treas Meeks stated he would work on trying to schedule an additional candidate's night, earlier in the season.

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

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

Assessments: 2009 Lawsuit Collection Status: Initially referred to Attorney – 97 Lots: 62 are paid in full, 3 are making payments, 1 declared bankruptcy (but not all of their debt was discharged) and 31 have not paid. Foreclosure proceedings have been approved by the Board of Directors and the attorney has begun initiating those actions. (Note: One owner has brought their account current from 2008-2011 as a result of those actions.) There are also 8 foreclosures by lenders in the unpaid group. There continues to be sales among those foreclosed properties. The attorney has put all foreclosing lenders on notice of legal liability to pay assessments.

2010 Assessment Status: 60 have not paid yet (3%). Finance charges (12%) are added to past due accounts. We continue to pursue with assertive action to get additional payments on accounts. The attorney has put all foreclosing lenders on notice, in writing, of the obligation remaining to SVRA for each/any foreclosed property. This continues to assist in getting payments up to date.

2011 Assessments: 2011 Assessment Invoices were distributed 1/13/11. Of the 2015 Lots that were assessed, 1033 (51.3%) have been paid in full compared to 1268 (62.9%) for the same period last year. Some additional partial payments have also been received. Reminder statements were distributed 3/9/11 with the 3/31/11 payment deadline emphasized and payments are showing increased activity! We continue to find far too much owner information that is incorrect due to sales and contact changes not communicated to SVRA. I believe we are making some headway in getting our records correct!

DCC&R Changes: 926 properly completed Ballots were received by 3/15/11 and are thereby eligible for the March drawing. 933 properly completed Ballots were received by 3/17/11. Additional Ballots have been received but are not yet completed properly requiring DCC&R committee members and

office staff follow up to get Ballots completed correctly. The DCC&R volunteers have initiating phone calls to members to offer assistance and encourage ballot returns.

Accounting: The annual Audit of SVRA Financials began Monday 3/14/11 and is being conducted by Hirschi DeCoria & Company for a second year under a three year contract.

Facilities: Ernie has been working diligently on the pool changing rooms (when he's not moving snow), improving water drainage, tiling the floors, wainscoting the walls with tile and incorporating tiled benches in both changing rooms. Ernie is also working on redoing our directional signs around the ranch to provide a fresh new look for the 2011 season. We have been shopping styles/prices for the new picnic tables to be purchased for the pavilion this summer.

Golf: I have confirmed with Randy that he will be returning to work starting Monday 4/3/11. Annual pass sales are up over 2010 by \$2000 and carts down \$100 through 3/14. Korry has had some success in additional retail sales on behalf of SVRA which will add to the March sales totals.

Golf Course Maintenance: The Toro Equipment delivery began this week with the first pieces. As per our lease terms, John Deere has performed inspections of our returned equipment and initiated discussions regarding charges for equipment that was damaged or modified by past employees of SVRA. A total has still not been determined, however, Kurt and I will make every effort to negotiate these charges to minimum levels. Kurt has been working extensively on a complete cleaning and organizing of the lower barn which not only looks better but will considerably improve storage and cart parking this next season. He is also building a sand/seed box to replace the old box. Kurt continues cross country and snowshoeing trail grooming as Spring weather conditions allow.

Water Projects Update: Alternate Point of Diversion: No changes since last report.

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

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

5. Old Business: None stated

6. New Business: None stated

7. For the Good of the Order: The winner of the DCCR revisions drawing is: Dorothy Folsom Trust

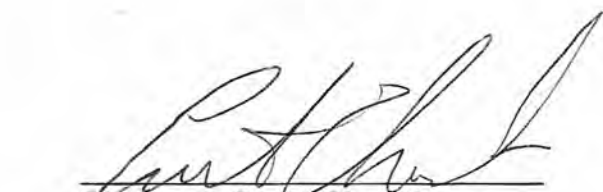
8. Adjournment:

Sec/Treas. Meeks made a motion to adjourn.

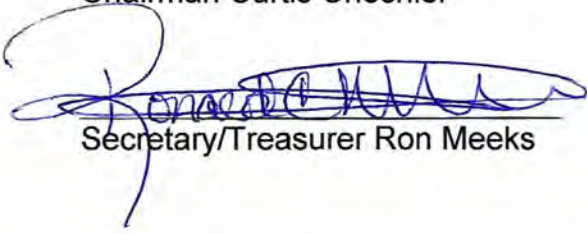
Director Toolson seconded the motion.

Motion passed unanimously.

Meeting adjourned at 9:37 AM

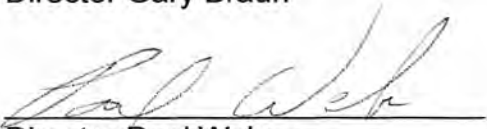


Chairman Curtis Cheshier



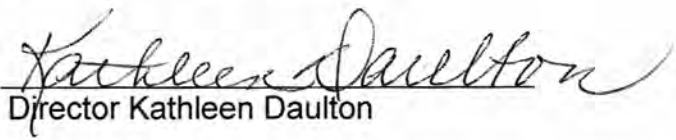
Secretary/Treasurer Ron Meeks

Director Gary Braun



Director Paul Weber

Vice Chairman Jere Kovach



Director Kathleen Daulton

Director George Toolson