

Star Valley Ranch Association
Board of Directors Meeting
March 16, 2013
9:00 a.m.
Town Hall

Mike Blackman: Chairman
Ron Denney: Vice Chairman-via phone
Ann Earl: Secretary/Treasurer-via phone
Jere Kovach: Director-via phone
Derk Izatt: Director
George Toolson: Director-via phone
Robert Lujan: Director-absent

Call to order:

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

Chairman Blackman recognized Councilman Kent Harker from the Town of Star Valley Ranch.

1. Adopt Agenda:*

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

2. Approval of Minutes for February 2013 Board Meeting:*

- Director Izatt made a motion to approve the February 2013 Board Meeting Minutes as written.
Vice Chairman Denney seconded the motion.
Motion passed unanimously.

3. Standing & Special Committee Reports:

A. Chairman's Report: Chairman Blackman gave the following report:

As the winter season lingers on, many of our standing committees have not met and therefore will not have reports today. Those committees that will not have reports are as follows:

1. The Utilities Committee
2. Master Planning Committee
3. SVRA Barn/Silo Redevelopment Committee

We anticipate these committees gearing back up as the weather improves and more people return from their winter residences.

Despite the Barn/Silo Committee not meeting, the project has been moving forward. All the comments have been forwarded to the Architect and the Board has received four different drawings that attempt to address the majority of the comments. We have discussed the pros and cons of all the drawings and are closing in on a final set. The preferred drawing will be determined and a more formal presentation to the membership will be presented in the near future. Comments to date can be reviewed on the Association's website, www.svrawy.com.

The next important item before the Board is the election of new Board members at the annual meeting. To accomplish this we need to establish a calendar of milestones. The proposed Calendar is shown here.

Star Valley Ranch Association



2013 ELECTION CALENDAR

March 24 th (Sunday)	90 days prior to Annual Meeting Last day to accept ballot motions from Members
<i>Available by April 1, 2013: Election packets are picked up at the office by the candidates.</i>	
April 23 rd (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 SVRA office by today
April 25 th (Thursday)	All materials are due for printing
May 10 th (Friday)	Booklets printed/complete
May 13 th – 14 th (Monday & Tuesday)	Election Committee will assemble packets for mailing
May 15 th (Wednesday)	Packets mailed to the members
June 17 th (Monday)	Membership in good standing verified by office staff Membership roster closes
June 17 th (Monday)	Proxies verified
June 21 st (Friday)	Set up for election 7:00 PM: Candidates Night – 10 minutes per candidate for presentation; questions and answers
June 22 nd (Saturday)	8:00 AM: Annual Meeting Polls close 30 minutes after adjournment Re-organizational Meeting Elected and Incumbent Board of Directors

Star Valley Ranch Association
2013 Election Calendar

You will note that we are rapidly approaching the deadline for member nominations will be due March 24th as required by the By-Laws. There is still more time for individuals to submit their individual nominating packets, but these does require some leg work and people desiring to run for the Board should pick up a packet as close to April 1st as possible. I encourage all of you to consider running for a position on the Board if you want to significantly affect some very important decisions that are upcoming.

At this time I would entertain a motion to accept the Calendar as proposed.

- Director Toolson made the following motion: I move that the Board approve the 2013 Election Calendar as presented.

Director Izatt seconded the motion.

Ann Blakley asked how many seats are open for the election.

Chairman Blackman said that there are three seats available this year.

Motion passed unanimously.

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

The Finance and Legal Committee did not meet during February, however the various lawsuits did continue.

The lawsuit concerning the DCC&R's is back in the hands of the Judge. Our attorneys have prepared our response to the Plaintiff's proposed order and requested further clarification of the Judge's findings. We are keeping all of our options available at this time.

The Fence lawsuit is continuing as we have supplied the information requested by the plaintiffs.

C. Architectural Control Report: General Manager Sessions gave the following report:

Three applications have been processed since the last BOD Meeting:

- Greenhouse new construction – Not approved
- RV parking space – Approved
- House Addition – Under review by committee members

D. Golf & Greens Report: Director Toolson gave the following report:

The annual SVRA winter golf tournament was recently held March 4-5 at the Francisco Grande Golf Resort in Casa Grande, AZ. It had a great turnout of Ranch residents for the event with 59 golfing participants and close to 70 people at the welcome party.

A big thank you to Al and Barb Redlin for hosting the welcome party at their "other home" in Sun Lakes the evening before the big game. A good time getting back together was had by all.

The next morning was blue skies and no wind which was a pretty nice change for this winter. The game was a strange version of two man best ball. The results after showed that several people, after all winter, still had some sand in their pockets. The 1st place team with a score of 123 was Robie Robinson, Lavonne Compton, & Deanne Sutton. 2nd place with a score of 124 was Jim Chumley, Gayle Brice, Bonnie Johnson, & Arch Archibald. 3rd place with a 127 was June Jones, Ron Compton, Philip Dietz, & Sherry Langgle.

A big thank you to Lavonne Compton and Ann Earl for all of their hard work getting this event together. They turned the reins over to Tom Baker and Lee Saenger for 2014 event.

Kurt Richmond is getting ready to put black sand down on the greens in a couple weeks.

E. House & Entertainment Report: Secretary/Treasurer Earl gave the following report:

The first event we have this year will be the Annual Easter Egg Hunt. It will be held Saturday, March 30th at 9:30 a.m. at Cedar Creek Park (by the swimming pool). This is for all kids 12 and under. We are looking for volunteers to help out with this event.

F. DCC&R Compliance Report: General Manager Sessions gave the following report:

There are 2 noncompliance issues currently open. There were 2 noncompliance issues voluntarily resolved.

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

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

Assessments

2009 Lawsuit Collection Status: 12 Lots (.6%) have not paid in full (4 foreclosures).

2010 Assessment Status: 18 Lots (.89%) have not paid in full.

2011 Assessment Status: 32 Lots (1.6%) have no paid in full.

2012 Assessment Status: 86 Lots (4.2%) have not paid in full compared to 60 (3%) for the same period last year.

2013 Assessment Status: 1201 (59.6%) of the 2014 lots are paid in full which is slightly less than last year but significantly ahead of 2011. As established by the Board, 2013 payments were due by 2/28/2013 and will be considered late if no paid by 3/31/2013.

Business Activities: For the month of January, the allocation of \$22,400.00 (560 lots x \$40) for each assessment paid was transferred from the Operations Checking account into the Restricted Capital account for the Barn/Silo Redevelopment. There were no additional transfers for the 2012 calendar year Assessments. This transfer brings the account balance to \$116,433.74 including accumulated interest.

An overview of SVRA Financials finds the UTD February Gross Profit at budgeted levels, Total Expense at 14.6% better than budget resulting in year-to-date Net Ordinary Income prior to depreciation at 3.8% better than budget. The audit of 2012 financial records began Tuesday and again this year we plan on David DeCoria presenting the audit results at the Annual Meeting.

Golf Operations:

Kurt will be relocating his office to the pro shop next week as new merchandise deliveries are ongoing. He will be getting everything set up at the pro shop just in case we are lucky enough to get an early spring opening again this year. Beginning next week Kurt will also start spreading black sand on the greens to expedite the snow melting.

Facilities: As warmer weather has arrived we will not be grooming the Aspen Hills leg of the X Country ski trail or the sledding hill as of Monday 3/18 to avoid damage to our equipment from driving on bare roads. Ernie will continue to groom the back nine of Cedar Creek as weather permits. Ice skating conditions will also vary as weather impacts Ernie's ability to maintain the rink. Snowmobiles will continue to be allowed on the course for another week or so depending on weather and snow depths. Please exercise caution with machines if an area with shallow snow conditions is observed and please remember to respect the private property rights of your neighbors.

H&E: The Annual SVRA Easter Egg Hunt will be held this year on Saturday, 3/30/13 at 9:30 a.m. at Cedar Creek Park. We have over 1,000 eggs to find Saturday morning. We have 4 different age groups: 1-3, 4-6, 7-9, & 10-12.

5. Old Business: None stated.

6. New Business: None stated.

7. For the Good of the Order:

Chairman Blackman stated that although there was no formal question and answer session regarding the barn/silo redevelopment project, the Board is open to suggestions and comments. The Board has tried to include as many of the comments as allowed.

General Manager Sessions stated that the website has all of the questions and comments received as of March 15th.

John Blakley stated that at the last meeting it was brought up about a golf cart storage area. Are we going to build a new building up there besides the maintenance building? Will this be part of the barn/silo redevelopment?

General Manager Sessions stated that what has been done so far is just that we are exploring our options. There is a lot of "stuff" in the barn that will need to be put somewhere once the barn/silo are torn down. So when it started out it started as a place to put that "stuff". As time has evolved it has turned into long term could it also house carts. We have all the carts that will also have to be stored somewhere. Right now on the west side of that building there is a shed like wing on the maintenance building. What we are looking to try to do is to see whether it is feasible and cost effective to try to do the same thing for the length of that building on the east and west side of the building. That will provide storage for not only the carts but the other "stuff" that is going to come out of the barn/silo during construction. At the conclusion of building it could be used for other things. Right now we have equipment that stays outside at all times. We get supplies in from time to time that are stored below the barn and that could potentially accommodate those storage needs that we would have.

John Blakley mentioned that if it grows into a new building or something like that he would expect that kind of information would be provided to the membership.

Chairman Blackman stated that the Board still commits to being as transparent as possible.

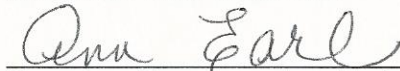
8. Adjournment:*

- Director Kovach made a motion to adjourn.
Director Izatt seconded the motion.
Motion passed unanimously.


Meeting adjourned at 9:23 a.m.

Chairman Mike Blackman

Vice Chairman Ron Denney


Secretary/Treasurer Ann Earl

Director Jere Kovach


Director George Toolson


Director Derk Izatt

Director Robert Lujan