

Star Valley Ranch Association
Board of Directors Meeting
March 19, 2015
7:00 p.m.
Town Hall

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

Call to order:

Chairman Wardle called the meeting to order at 7:00 p.m. and stated that there was a quorum and called for the Pledge of Allegiance.

Chairman Wardle recognized special guest: Councilman Ed Koch.

1. Adopt Agenda:*

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

2. Approval of Minutes for February 2015 Board Meeting:*

- Director Christianson made a motion to approve the February 2015 Board Meeting Minutes as written.
Director Meikle seconded the motion.
Motion passed unanimously.

3. Standing & Special Committee Reports:

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

Chairman Wardle introduced Tallia Booker who will be taking over the General Manager Position. The job was offered to her at the last workshop and she accepted so we are going to start the transition immediately and we will be advertising to replace her.

We have had two (2) complaints about people feeding deer on the ranch. We discussed it in the workshop and because it is not against the law in Wyoming, and it is not specifically addressed in the DCC&R's as one of the things you cannot do, the Board is not going to do anything about it. If someone causes damage to your property by feeding the deer your only recourse will be a civil lawsuit to sue them for the damages.

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

- Director Meikle made the following motion: that we include in our election packet, that is going to go out the 13th to all of our members, a survey, which we are in the process of designing, which will call for an advisory vote from the members on a number of issues that we are working on and that we hoping to have ready for that mailing. Chairman Wardle seconded the motion.

Boyd Siddoway asked if this motion was the Barn/Silo motion. Chairman Wardle and Director Meikle stated that yes the Barn/Silo is part of the motion. Boyd Siddoway pointed out that no matter what some people are for the Barn/Silo and some people are against the Barn/Silo but that a lot of people that he has talked to are for the Barn/Silo just in a different spot. He wanted to advise the Board that when they put the question out that they are thorough so that people understand exactly what the question is asking. He suggested that the Board spend some money to get help writing the survey so that people can clearly understand what is being asked and they can answer accordingly.

Director Denney asked that Chairman Wardle explain why they were doing this motion now. Chairman Wardle explained that this is the last Board Meeting before March 30th which is when we accept any motions from membership so we wanted to make sure that we got this on the board so that we could do something and keep working on it. Clyde Cazier asked why the deadline is March 30th. Chairman Wardle stated that it is this way because that is how it is written in the By-Laws. Ed Koch asked if there would be more opportunities for members to give their input and ask questions. Director Meikle answered that there is a possibility that there may be other surveys.

Motion passed unanimously.

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

In November 2014, Silver Star Communications requested an enlargement of the existing telecom building easement on the SVRA airstrip from the Star Valley Ranch Association for addition of a propane tank and backup power generator system. This request has been reviewed with the Town of Star Valley Ranch, who stipulated the generator and propane tank be at least 100 feet away from the culinary water pump. Silver Star provided a revised easement agreement which has been reviewed and discussed in the January and February 2015 SVRA Board meetings.

- Vice Chairman Denney made the following motion: I move the Star Valley Ranch Association approve the enlarged Silver Star Communications easement on the airstrip to allow installation of a buried propane tank and generator, and to authorize Mike Wardle, Board Chairman, to sign the final easement document. Director Christianson seconded the motion. Motion passed unanimously.

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

Permit Activity: (02/19/2015-03/19/2015)

Approved: 5

Deck	3
Patio Roof	2
Green House	1

Approved with Variance: 1

Garage Add On with Variance	1
-----------------------------	---

We approved a variance for the garage because the Town and County setbacks are 10' and a lot of the other DCC&R setbacks are 10'. The setbacks for his plat are 12' and we are giving him 1ft 6in so that he doesn't have to move a window and a wall in his existing home.

We have proposed a change to the 6ft privacy fence. We proposed that they cut it down to the 4.5ft and we are waiting to hear back from them.

Maria Cazier asked if this issue was one of our lawsuits. Chairman Wardle and Director Christianson said that no it is not a lawsuit, and that the lawsuit about the fence has ended and that the Association won.

E. House & Entertainment Report: Chairman Wardle gave the following report:

The first sledding party that we had in February was a bust, we had 4 children and 4 adults attend so with the lack of interest and lack of snow the next two are cancelled.

We need to replace the cooler at Duffer's, we have one there that is in need of repair and the estimate is \$1,100, which is a rough estimate. Mr. Sessions has done some research and he can have a brand new 48" cooler delivered to our front door for \$1,350.

- Chairman Wardle made the following motion: to use our new maintenance fund and move \$1,350 dollars to buy a new beer cooler, or beverage cooler for Duffers Bar. Director Toolson seconded the motion. Motion passed unanimously.

F. Election 2015 Report: Secretary/Treasurer Earl gave the following report:

The 2015 Election Calendar and Committee have been put in place. This year we have two 3-year terms, and one 1-year term. There is still much to be done at the Ranch and we need motivated people to assist us in establishing a foundation for tomorrow. The Election Committee consists of the following people: Gayle Brice as the Chairman, Fran Moore as the Co-Chairman, Sherry Langgle, Cathy Toolson, Bob Lujan, Donna

Thompson, Larry Brice, Sandy Roundy, Maria Simental, and Alycyn Culbertson. There is still room for 2 or 3 more members on the committee.

- Secretary/Treasurer Earl made the following motion: that the Board approve the 2015 Election Calendar and the Election Committee.
Chairman Wardle seconded the motion.

Maria Cazier volunteered to help with the Election Committee. Chairman Wardle thanked John Blakley and Ann Earl for being the driving force of last year's election. It was a lot of hard work and he personally thanked them as Chairman of the Board. Boyd Siddoway asked if they had considered moving or eliminating Meet the Candidates Night the night before the election. Secretary/Treasurer Earl answered that they had not given any thought to it. General Manager Sessions pointed out that there are 2 candidates night and the first one is June 13th. He also said that he has heard that a lot of people come to Town the night before for the Property Owners' Golf Tournament and that they attend the last candidate night.

Motion passed unanimously.

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

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

Assessments:

2009 Assessment Status: 10 Lots (.5%) have not paid in full (1 foreclosure).

2010 Assessment Status: 15 Lots (.7%) have not paid in full (2 foreclosures).

2011 Assessment Status: 21 Lots (1%) have not paid in full.

2012 Assessment Status: 37 Lots (1.8%) have not paid in full.

2013 Assessment Status: 52 Lots (2.5%) have not paid in full.

2014 Assessment Status: 77 Lots (3.8%) have not paid in full.

2015 Assessment Status: 700 Lots (34.7%) have not paid in full. This is about the same as last year and better than 2013 for the same period. There are currently 7 foreclosures that we are aware of on the Ranch, one of which is in the title company's hands now which will reduce the delinquencies by one for each of the years above.

Reminder: Assessments are considered late if not paid by 3/31/15. If they are not paid by 3/31/2015, interest on the Unpaid Balance commences, retroactive to 3/1/2015.

Business Activities: For the month of February, the allocations of Annual Assessments for the Barn/Silo Redevelopment were transferred from the Operations Checking account into the Restricted Account for the Barn/Silo Redevelopment as follows:

2014 - \$280.00 (7 lots X \$40 for each assessment paid)

2013 - \$120.00 (3 lots X \$40 for each assessment paid) Total = \$400.00

These transfers result in an account balance \$202,295.36 including accumulated interest.

We have set up a Major Maintenance Reserve Account to which we transferred funds from 2015 assessment collections to date as follows:

2015 - \$27,218.72 (1244 lots X \$21.88 for each assessment paid)

An overview of SVRA Financials for YTD 2/28/15 finds Gross Profit, Expense and Net Ordinary Income prior to Depreciation within budgeted levels for the less active winter period. The YTD cash assets (2/28/15 Balance Sheet) Total \$1,602,061.87. The summary of the Financials for February YTD are available on the SVRA website.

The audit of the records for 2014 by Dave DeCoria has been delayed until 3/30-4/3/15 as he has been ill.

Golf Operations: Kurt and his crew have begun applying black sand to the greens at Cedar Creek as snow levels fall rapidly on the golf courses. The crew will also focus on getting the irrigation system ready to go in anticipation of what could be a dry spring once the snow is gone. Additionally, getting the equipment ready for the season and course cleanup are top priorities.

Ben will return to work on Monday 3/23 to get the Pro Shop ready for an opening day target of April 11, 2015 for Cedar Creek. Aspen Hills' opening will be determined at a later date; we are planning on having the Junior Tee Blocks in place designating the new Junior Course layout as well as the new 15 inch holes on all 9 greens (in addition to the standard hole on all greens).

Duffer's: Haley has opted to not lease the bar for the 2015 season therefore SVRA will operate Duffer's again this year. Opening dates will be announced at a later date.

Facilities: Ernie has been able to get 2 proposals for the demolition of the office deck & lower rooms and we are awaiting a 3rd as the timing is good to get started on this project. Ernie is also removing the old carpet from the barn entrance and silo ladies room. He will finish the wooden barn floor and tile the ladies bathroom with tiles left over from the swimming pool restroom project. We will be trying out 2 additional electric heaters to improve the conditions in the bar area and see if we can better provide an area for our ladies card group on cooler days.

Winter Recreation: Due to unseasonably warm temps and snow loss we are requesting snowmobiles not be on the courses and grooming of trails has been curtailed as well.

Before concluding, I will invite the incoming GM to make any additions to the GM report; Tallia...

Tallia Booker thanked the Board Members and the members for their confidence and support of her. She also stated that Amber Smith will be taking over the Accounting position and that they will be putting out an ad in the Star Valley Independent and the Jackson Hole Daily for a new Member Services Coordinator.

Gene Root thanked the Association for what they are trying to do for the juniors by adding the junior tees and making the course more family friendly.

Maria Cazier asked Tallia Booker if she lived on the Ranch. Tallia stated that yes she lived on the Ranch and that she has lived here since 2004.

Ron Mueller asked when Tallia officially took over and when Kirk officially leaves. General Manager Sessions answered that Friday, May 29th is the last day that he will be here. He will be involving Tallia in everything that has to do with getting ready for the summer and doing the things that she hasn't previously been involved in.

Director Meikle stated that after evaluating all of the applicants and the variables that went with this job the Board had decided that Tallia had earned this position and could do what is needed for the position, and she had the full support of this Board.

5. Old Business: None Stated

6. New Business: None Stated

7. For the Good of the Order:

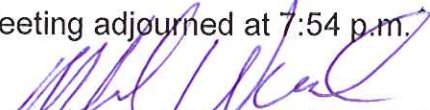
Dennis Perry wanted to know what is going on with going back to the original DCC&R's. Chairman Wardle said that the DCC&R's that we are going back to is being reviewed by the lawyer right now as to how we are going to implement the change and as soon as we get his approval on what the Board feels needs to be done we will start the process of hiring a new compliance officer and implement going back to the original DCC&R's.

John Blakley thanked the Board for the work that they do.

8. Adjournment:*

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

Meeting adjourned at 7:54 p.m.



Chairman Mike Wardle

approved by phone

Vice Chairman Ron Denney

Secretary/Treasurer Ann Earl

approved by phone

Director Bob Meikle



Director George Toolson



Director Dennis Christianson