

Star Valley Ranch Association
Board of Directors Meeting
May 19, 2012
9:00 a.m.
Town Hall

Jere Kovach: Chairman
Mike Blackman: Vice Chairman
Kathy Daulton: Secretary/Treasurer
Gary Braun: Director-via phone
Derk Izatt: Director
George Toolson: Director-via phone
Alycyn Culbertson: Director-absent

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: *

Chairman Kovach asked to amend the agenda to add a motion adding a new member to the Finance and Legal Committee during the Finance and Legal report.

- Director Toolson made a motion to adopt agenda as amended.
Secretary/Treasurer Daulton seconded the motion.
Motion passed unanimously.

2. Approval of Minutes for April 2012 Board Meeting:*

- Secretary/Treasurer Daulton made a motion to approve the April 2012 Board Meeting Minutes as written.
Vice Chairman Blackman seconded the motion.
Motion passed unanimously.

3. Standing & Special Committee Reports

A. Utilities Report: Director Toolson gave the following report:

Green Canyon point of diversion: At this point we are waiting for key people to return to Star Valley at which time we will have a meeting with SVRA, Town of SVR, LVI and Jade Henderson, water district for the State of Wyoming, to see if we can get this resolved. Signatures did not get signed, so we will either get it settled or go another direction. Hopefully by the end of the summer 2012 we will have this resolved.

The dog house/de-sanding house is doing just that, it's de-sanding. We have water on the golf course.

Cedar Creek run off still looks like a creek and not a river, so everything looks good there.

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

Marcus is fairly new to the Ranch but has a pretty good financial background and will be a great addition to the Finance & Legal Committee.

- Chairman Kovach made the following motion: I move to appoint Marcus Weber to the Finance and Legal Committee.
Secretary/Treasurer Daulton seconded the motion.
Motion passed unanimously.

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

There were no permits approved by the Architectural Committee since the April Board Meeting. There are currently four permits being reviewed for exceptions to the RV parking requirements pending site visits.

Two permits have been approved this year, one new home, and one auxiliary building.

D. Golf and Greens Committee Report: General Manager Sessions gave the following report:

Golf Operations

Pro Shop/Golf: Cedar Creek Course is pleased to welcome the beginning of League play for the Men's and Ladies' Golf Associations! Pro Shop hours are currently 8-6 at Cedar Creek and 9-5 at Aspen Hills, and will increase as weather allows. The Spring Special rates will be in effect through next Thursday, 5/24, \$24 for 18 holes including a cart at Cedar, and \$14 for 18 holes including a cart at Aspen, and \$35 all day with a cart. The Aspen Hills Season Pass will continue at \$150.

The tournament season kicks off with the SVMC on June 15, Property Owners on June 22 and 23, and the Mixed Moose Invitational (couples) on June 29 and 30. Entry forms are already available at the Pro Shop entrance, and a sign up will be available soon for the Property Owners Tournament. If you are interested in joining the SVMC, contact Bob Saunders.

A new golf and social event is planned this year; Nine, Dine and Dance! The first will be next Friday, 5/25, with scramble format tee times starting at 2:30, dinner in the barn at 6:00 and dancing till you drop starting at 7:30. Reasonably priced at \$8 for golf, \$6 for a cart (partner rides free!), Italian dinner by Deb Valdez for \$8 and the dance is free!! (Prices are per person.) Season passes and punch cards will be accepted for golf. Sign up at the Grill or CC Pro Shop. You may participate in only those activities that interest you, or all three and make it a fun filled date!

Golf Course Maintenance: The installation of the irrigation at the driving range is underway. The new cart path for the #1 tee box at Cedar Creek is complete, except some cleanup and landscaping. Aspen Hills #2 tee box is under construction and will be completed within the next couple of weeks. The charging of the irrigation system has been completed, with only minor freeze break issues at this point. According to our avid golfers, the courses are in wonderful shape!

On Cedar, the #16 pond appears to have concealed an abandoned water line, which works nicely as a drain. We will be trying to resolve the problem as soon as the soil dries out enough to work in the pond. It was filling and holding nicely until the water pressure unveiled the problem.

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

Art Show is a hit! Over 150 adults and 40 children enjoyed the juried Art Show at the Town Hall on May 4-5. Its success was due to the leadership of Mark Marino, artist, the Arts Council, the Town and SVRA. Many thanks to Shirley Greenhoe, Ed and Carolyn Koch, Carolyn Nelson, Judy Baillie, Peggy Gouvisis, Marie Cazier and Kathy and John Daulton who helped with the setup and takedown and acted as hosts during the show.

What's next?

Pick and choose your own event at Nine, Dine, Dance on Friday, May 25.

- Play 9 holes in a 4 person scramble. Tee times begin at 2:30 p.m.; \$8 green fees and \$6 cart fee for two
- Enjoy an Italian dinner catered by the Grill starting at 6:00 p.m.
- Dance begins at 7:30 p.m.

Sign up for golf and/or dinner at the Cedar Creek Pro Shop or Cedar Creek Grill.

June 6-9 Community Cleanup

Co-sponsored by the Town of Star Valley Ranch and SVRA.

Saturday, June 9 - Junk in the Trunk and Community Garage Sales – Get your sale items ready! We anticipate two options: 1. Junk in the Trunk - a group venue for those who wish to sell from their vehicle; 2. Garage sales at individual homes.

June 9 is also Arbor Day at Fox Run Park, which is also fitting to the weekend activities. A tree will be planted and refreshments available at 10:00 a.m. Please attend.

We intend to hand out a map of the Ranch and a list of Junk in the Trunk and garage sale locations at the front entrance on Saturday morning June 9. All those listed will receive a brightly colored balloon to indicate to cars driving by that you have items for sale. Sign up at the SVRA office from Monday, May 28 to Friday, noon, June 8 to receive your balloon and be listed.

For items you wish to dispose of but cannot sell, Wednesday, June 6 through Saturday, June 9 are Star Valley Ranch days at the landfill - Free access for Star Valley Ranch residents. Your June water bill from the Town is being designed to provide identification that must be shown to validate residency.

Help your neighbor! If you have a friend or neighbor who is incapacitated or hasn't the means to get to the landfill, offer to help them during our cleanup weekend. Neighborliness is an important quality in our community.

For longer-term help in maintaining your property against potential wildfire issues, sign up for the Lincoln County Firewise program. Not only will a county official help you evaluate the fire issues on your property, but they can help you financially with debris removal. For information and to sign up for Firewise, call Terry Potter at her office 654-7581 or on her cell 890-7581.

We will need guys and gals at the gate to hand our maps and lists of sale locations to shoppers and to control parking in the horse shoe parking area behind the Barn. If you can spare one or two hours from 7:30 on the morning of June 9, please call the office at 883-2669 or Kathy Daulton at 883-5555.

Property Owners Weekend, June 22-23, is a great celebration on the Ranch. We anticipate free golf, tennis and swimming for members, golf tournaments, fishing for children 12 and under at the Pond and the Water World water slide in Cedar Creek Park. Both the Cedar Creek Grill and Duffer's Lounge will be open. Come and join us.

The Independence Day Celebration, and 5K/10K, and Kids Fun Run will be held on Wed, July 4. Committees are gearing up and will need help. Call the SVRA office for information before we call you.

F. Election 2012 Committee Report: Secretary/Treasurer Daulton gave the following report:
VOTE

The redesigned Annual Membership Meeting and Election packet with a green Summer Update and DCC&R Compliance Notification were sent to all members on May 16. Two positions are open for the SVRA Board. Ron Denney, the declared candidate, is featured in the packet. Options for filling the vacant position are included.

A 30% quorum of all members (over 500) by attendance, proxy or absentee vote is necessary in order to complete the election or conduct any official business at the Annual Membership Meeting. It is very important to cast your vote and add to the quorum numbers. Abstentions are counted as part of the quorum, not for an individual.

The Election Committee is being formed. Sue Johnston will be the Election Chair once more. The Election Committee works the polls and counts the votes at the Annual Membership Meeting on Saturday, June 23.

Lunch is included! If you would like to help, please call Kathy Daulton at 883-5555 or e-mail her at kathydaulton@gmail.com.

Volunteers stuffed our 2012 Election Packet in 2 1/2 hours! Thanks Wyn Dale, Jerry Singleton, Larry Pilgrim, John Blakley, Wendell Pope, Al and Barb Redlin, Larry Sewell, Angela Aikin, Kathy and John Daulton, Tallia Booker and Kirk Sessions. Most of the packet was produced in-house, reducing its cost. Thank you, Tallia.

The question was asked, if a Director is appointed, how long the term is.
Chairman Kovach answered, "One year."

G. DCC&R Compliance Report-Director Toolson gave the following report:

As many of you have noticed, there is Jackson Hole Security driving around. We are moving forward on DCC&R compliance. Jackson Hole Security has been canvassing the entire Ranch, plat by plat, street by street, compiling a list and pictures of potential violations. During the last week Kirk Sessions, Kathy Daulton and George Toolson have ridden with him to areas that he had questions for clarification.

We have a few messes, but overall the Ranch looks pretty good. It seems that people are already realizing that we are serious about enforcement. Some areas that needed cleaned up a month ago have been cleaned up now.

June 1st becomes the first day of official enforcement, written friendly reminders will begin to be distributed.

Russ Storbo asked for mess to be defined.

Director Toolson answered by saying, "On the green form distributed with the election packet it states, 'Lots are not to be used as a dumping ground for rubbish, trash, garbage or other waste.'"

H. SVRA Barn/Silo Redevelopment: Vice Chairman Blackman gave the following report:

Some comments from the Board have been passed on to the draftsman and the drawings are being redone. When a plan that satisfies the directors' ideas is achieved, it is planned to have several open houses for input by the membership. These open houses will be similar to the ones that were held for the Community Center project.

I. Chairman's Report: Chairman Kovach gave the following report: No report.

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

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

Assessments

2009 Lawsuit Collection Status: Fourteen lots (.69%) have not paid in full. One declared bankruptcy (in process), and two foreclosures. 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: Twenty-four lots (1.19%) have not paid in full (includes 14 from above).

2011 Assessment Status: Fifty-nine lots (2.92%) have not paid in full (37 of those are not included in one of the above categories).

2012 Assessment Status: One thousand six hundred eighty-three lots (83.5%) have paid in full compared to 1790 (88.8%) for the same period last year.

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

Business Activities:

For the month ending 4/30/12, the allocation of \$4,717.63 (107 lots X \$44.09) for each assessment paid in April will be transferred from the Operations account into the Restricted Capital account, which has been established for the redevelopment of the barn/silo. The initial transfer, for 1500 lots paid a/o 3/31/12, was \$66,135.00. This transfer will bring the account balance to \$70,852.63.

DCCR Compliance: The compliance officer training has continued throughout the month of April, touring the Ranch and compiling a list of potential violations. During the month of May, members of the Board and I have accompanied the officer to assure a complete understanding of potential violations and resolutions available. It is pleasing that notable voluntary improvements have been observed, the past several weeks! The officer will begin stopping at locations where violations are observed and encourage/guide property owners toward voluntary compliance prior to June 1, when 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 Cook Shack cabinets in time for the first event and they look great! He has also completed painting the pool, refinishing the pool deck, and will install the additional tables and umbrellas for the opening 5/25/12. All restroom facilities are operational with running water on.

We will have to comply with the new ADA pool accessibility standard by installing a lift in our pool. We are watching a possible delayed enforcement ruling by the Attorney General; however, we have identified an equipment option available if we are required to install a system this year. The cost of compliance, based on equipment currently available will be approximately \$5,000.

Duffer's: Operating hours are 2–close weekdays and 1–close weekends. Prices are the same as 2011 and we are offering Nachos for those who enjoy a snack with their drink! Back by popular demand is the Duffer's card! Again this year we will 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: Cedar Creek Course is pleased to welcome the beginning of League play for the Men's and Ladies' Golf Associations! Pro Shop hours are currently 8-6 at Cedar Creek and 9–5 at Aspen Hills, and will increase as weather allows. The Spring Special rates will be in effect through next Thursday 5/24, \$24 for 18 holes including a cart at Cedar, and \$14 for 18 holes including a cart at Aspen, and \$35 all day with a cart. The Aspen Hills Season Pass will continue at \$150.

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On Cedar, the #16 pond appears to have concealed an abandoned water line, which works nicely as a drain. We will be trying to resolve the problem as soon as the soil dries out enough to work in the pond. It was filling and holding nicely until the water pressure unveiled the problem.

Summer Activities: The many weekly social groups have begun their summer activities here on the Ranch; stop by the office for a schedule, or go online to check the schedule for your favorites.

Planning is well underway for the Annual 4th of July Celebration, with many members already volunteering to help with this great event! This year, a 10K race will be added to the 5K and Fun Run, with the 5K and 10K races both being run on the golf courses. Applications will be available very shortly. Many more volunteers are needed, just let Tallia or me know if you can help out in some small way!

If you are planning a summer party or family reunion this summer, remember that the facilities are available for rent at very affordable rates. The same applies for tents, tables, chairs, tablecloths, and even dishes. Contact Tallia for costs and availability.

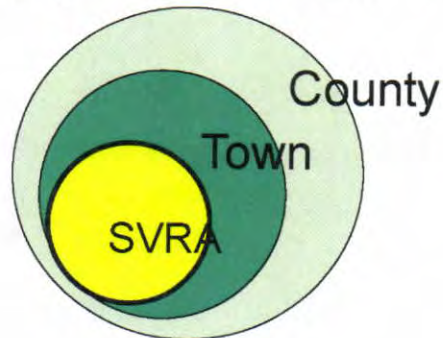
What better way to enjoy summer than to enjoy the one golf course jewel that doesn't require that you know how to play golf; the fishing pond at Aspen Hills! For youngsters 12 and under or 70 and older, the trout are biting! Remember, the limit is two fish per day. A special thanks to Vern Bloxum for his help with procuring fish, and to those donors who, through their contributions, help keep a healthy fish population!

Cedar Creek Grill: Starting June 1st Deb is offering Italian soda, smoothies and shaved ice and her summer hours will be 9 – 7 Tuesday through Sunday, closed Monday.

5. Zoning of Vacated Lots* - Secretary/Treasurer Daulton gave the following report:

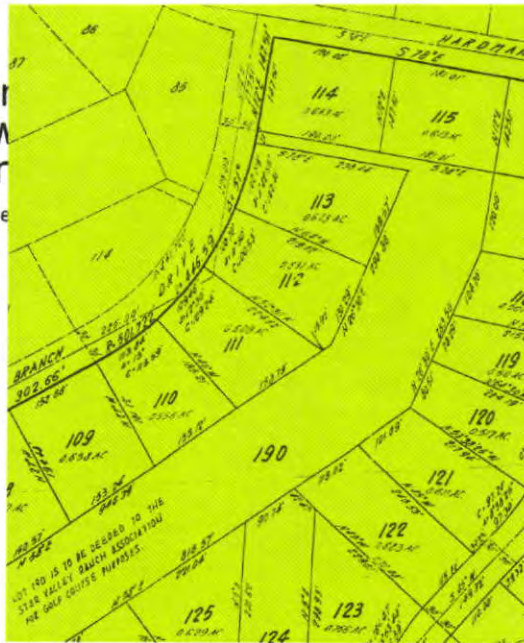


The Lots Project began in 2009 with a search to verify the accuracy and collate documentation of SVRA owned lots. This information would be needed for the Association's Master Plan for Facilities and Common Areas, the Town's zoning and the County's assessment of the SVRA property.



Four lots were removed from the Assessment list and were imbedded in the course. Passed @BOD Meeting

- ✓ • 17/131
- ✓ • 18/189
- ✓ • 18/190
- ✓ • 18/191



Two SVRA lots were purchased through eminent domain by the Town of Star Valley Ranch, and were removed from the SVRA ownership list. Passed @BOD Meeting (July 17, 2010)

- ✓ • Plat 10 Lot 56
- ✓ • Plat 11 Lot 15

Request to Zone SVRA Vacated Property to Private Recreation

COPY OF EMAIL April 27, 2012

Mayor,

A majority of the SVRA directors are in agreement that we want the 7 lots owned by SVRA that are now zoned "not determined" to be rezoned as "private recreation..."

Thanks,

Jere Kovach, Chairman

Star Valley Ranch Association

Private Recreation fits the SVRA Vision

Definitions F. PRIVATE RECREATION - This zone is also intended to accommodate the land and functions of private not-for-profit organizations. It allows for the mix of uses that are common and usual for such organizations. All activities, land development, and structures must conform to Town zoning regulations.

9.08.030 Dimensional and Bulk Standards

A. Private Recreational Facilities are considered commercial/community facilities for the purposes of this chapter and shall meet the requirements of Title 9, Chapter 6: Commercial/Community Facilities except as set forth in this chapter

SVRA LOTS VACATED FOR GOLF OR RECREATIONAL PURPOSES:

Affidavit of partial vacation of Star Valley Ranch Plats 13 & 17 Pursuant to W.S. 34-12-108

Plat/ Lot	Deed Filing Dates	Deed Information	Current Use	Affidavit of partial vacation filing dates:
17/12	10/22/82 recorded 10/27/83	Warranty deed from LVI - ...Including Swimming pool, conveyed for common recreational purposes..	In use by Cedar Creek Park as Pool, Pool building and grill.	Filed May 20, 2011
17/11	6/8/87 recorded 6/11/87	Warranty deed from LVI ...Restriction that the property will only be used for recreational purposes...	In use by Cedar Creek Park as the children's playground	Filed May 20, 2011
17/85	6/8/87 recorded 6/11/87	Warranty deed from LVI ...Restriction that the property will only be used for recreational purposes...	In use by CC Golf Course as part of Hole #7 tee box	Filed May 20, 2011
13/38	recorded 8/7/1991	Quitclaim deed from LVI	In use by CC Golf Course as part of the practice chipping putting area	Filed May 20, 2011
17/13	recorded 8/7/1991	Quitclaim deed from LVI	In use by Cedar Creek Park as volleyball, basketball and skating area	Filed May 20, 2011
17/1	recorded 8/7/91	Quitclaim Deed from LVI Affidavit of partial vacation of Star Valley Ranch Plat 17 Pursuant to W.S. 34-12-108	In use by CC Golf Course as the Golf Maintenance Building	Filed Oct. 7, 1992
17/14	12/30/94 recorded 3/21/95	Warranty deed from LVI	In use by Cedar Creek Park as an irrigated grass field, skating area and overflow parking for major events	Filed May 20, 2011

000545

**AFFIDAVIT OF PARTIAL VACATION OF
STAR VALLEY RANCH PLAT #17 and PLAT #13
PURSUANT TO WYOMING STATUTE §34-12-108**

STATE OF WYOMING)
) ss.
COUNTY OF LINCOLN)

RECEIVED 7/20/2011 at 8:50 AM
RECEIVING # 980131
BOOK: 748 PAGE: 548
JEANNE WAGNER
LINCOLN COUNTY CLERK, KEMMERER, WY

Jerre Kovach, duly elected Chairman of the Board of Directors, and Kathleen Daulton, Secretary/Treasurer of the Board of Directors of the Star Valley Ranch Association, Inc., P.O. Box 159, Thayne, WY 83127, upon their oath depose and state:

1. That the Star Valley Ranch Association, Inc. is the owner of Lot 85, Plat 17, said Lot having been transferred to the Star Valley Ranch Association, Inc. with a deed restriction that only allows the Lot to be used for "recreational purposes". Said Lot 85, Plat 17 is adjacent to Hole #7 of the Cedar Creek Golf Course.
2. That the Star Valley Ranch Association, Inc. is the owner of Lot 11, Plat 17, said Lot having been transferred to the Star Valley Ranch Association, Inc. with a deed restriction that only allows the Lot to be used for "recreational purposes". Said Lot 11, Plat 17 is currently being used as a children's playground.
3. That the Star Valley Ranch Association, Inc. is the owner of Lot 12, Plat 17, said Lot having been transferred to the Star Valley Ranch Association, Inc. with a swim pool in operation and located on the Lot.
4. That the Star Valley Ranch Association, Inc. is the owner of Lot 13, Plat 17, said Lot having been transferred to the Star Valley Ranch Association, Inc. Said Lot 13, Plat 17 is being used as a volleyball, basketball and skating area.
5. That the Star Valley Ranch Association, Inc. is the owner of Lot 14, Plat 17, said Lot having been transferred to the Star Valley Ranch Association, Inc. said Lot being used as a skating area and overflow parking for events.
6. That the Star Valley Ranch Association, Inc. is the owner of Lot 38, Plat 13, said Lot having been transferred to the Star Valley Ranch Association, Inc. Lot 38, Plat 13 is being used as part of the practice chipping area by the Cedar Creek Golf Course.
7. That pursuant to Wyoming Statute §34-12-108, they desire to vacate the above-described lots so that the lots become part of the Star Valley Ranch Association land to be used for Golf Course and recreational purposes.

000546

8. That this partial vacation does not abridge or destroy any of the rights and privileges of other proprietors in said plats.

9. That the Town of Star Valley Ranch and the Lincoln County Clerk is requested to comply with Wyoming Statute §34-12-110 so that the proper notation will appear upon the plats for the Star Valley Ranch Plat 13 and Plat 17.

DATED the 2nd day of July, 2011.

Star Valley Ranch Association, Inc.
A Wyoming Non-Profit Corporation.

Jerre Kovach
JERRE KOVACH
Board Chairman

Kathleen Daulton
KATHLEEN DAULTON
Secretary/Treasurer

NOTARIAL OFFICER

STATE OF WYOMING)
) ss.
COUNTY OF LINCOLN)

On this 2nd day of July, 2011, personally appeared before me, JERRE KOVACH and KATHLEEN DAULTON, known or identified to me to be the persons whose names are subscribed to this instrument, and acknowledged to me that they executed the same.

[Signature]
NOTARIAL OFFICER

My Commission Expires: 7/26/14



7. That pursuant to Wyoming Statute 34-12-108, they desire to vacate the above-described lots so that the lots become part of the Star Valley Ranch Association land to be used for Golf Course and recreational purposes.

746

RECORDED, October 27, 1983, AT 9A, 11
BY BOOK 206PR, PAGE 746
NO. 686098
JUDITH C. WALKER, CLERK

WARRANTY DEED

1 THIS INDENTURE, made this 22 day of OCTOBER, 1982,
2 by and between LEISURE VALLEY, INC., a corporation organized and
3 existing under and by virtue of the laws of the State of Nevada,
4 duly authorized to do business in the State of Wyoming and having
5 its principal place of business in the County of Lincoln, State of
6 Wyoming, the GRANTOR, and STAR VALLEY RANCH ASSOCIATION, a Wyoming
7 nonprofit corporation, of the County of Lincoln, State of Wyoming,
8 the GRANTEE,

9 WITNESSETH: That the GRANTOR, for and in consideration of
10 TEN DOLLARS (\$10.00) in hand paid, the receipt whereof is hereby
11 acknowledged, does by these presents grant, bargain, sell, CONVEY
12 AND WARRANT unto the said GRANTEE all that certain tract, lot,
13 piece and parcel of land situate in the County of Lincoln, State
14 of Wyoming, described as follows, to-wit:

15 Lot 12 of Star Valley Ranch-Plot 17, together
16 with all improvements located thereon, including
17 a swimming pool and related facility;
18 Subject to restrictions, reservations and ease-
19 ments of record and oil, gas and mineral rights
20 or leases of record applicable thereto.

21 IT IS UNDERSTOOD AND AGREED that this conveyance is made and
22 accepted and the realty is hereby granted on and subject to the
23 following covenants, conditions, restrictions and reservations, in
24 addition to any hereinabove or hereinafter mentioned, which
25 covenants, conditions, restrictions and reservations shall apply
26 to and run with the conveyed land.

27 The property conveyed hereunder is conveyed to the GRANTEE
28 for common recreational purposes of the STAR VALLEY RANCH ASSOCIA-
29 TION, a Wyoming nonprofit corporation. In the event the STAR
30 VALLEY RANCH ASSOCIATION should cease to continuously maintain the
subject property as a swimming pool as presently constituted for

Book 206PR page 746

Recorded (10-27-83)

17/12

...including a swimming pool
and related facility.

ALBERTSON, MCGIBNEY & STODOLSKY
ATTORNEYS AT LAW
SUN. PARK, SUITE 200
LINCOLN, WYOMING 82501



WARRANTY DEED
RECORDED JUNE 11, 1987 AT 11:00 AM
IN BOOK 252PR PAGE 79
NO. 675513

THIS INDENTURE, made this 5th day of June, 1987, by and between LEISURE VALLEY, INC., P. O. Box 127, Thayne, Wyoming 83127, a corporation organized and existing under and by virtue of the laws of the State of Nevada, duly authorized to do business in the State of Wyoming, and having its principal place of business in the County of Lincoln, State of Wyoming, the "GRANTOR", to STAR VALLEY RANCH ASSOCIATION, P. O. Box 159, Thayne, Wyoming 83127, a Wyoming non-profit corporation, and having its principal place of business in the County of Lincoln, State of Wyoming, as "GRANTEE".

WITNESSETH

That the GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, does, by these presents, grant, bargain, sell CONVEY AND WARRANT unto the said GRANTEE, those certain two lots hereinafter described, situate in the County of Lincoln, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 85 of Star Valley Ranch Plat 17, and Lot 11 of Star Valley Ranch Plat 17.

RESERVING THEREFROM all rights, title and interest in and to any and all minerals and rights appertaining thereto.

Subject to all declarations of covenants, conditions, and restrictions of record, and to easements, conditions, and restrictions, including without limitation, the restriction that the property will only be used for recreational purposes for the use and benefit of the members of the Star Valley Ranch Association and its invitees.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer, the day and year first above written.

Attest:
Secretary

LEISURE VALLEY, INC.,
A Nevada Corporation

By: *Robert L. Stewart*

State of Nebraska
County of Clark

The foregoing instrument was acknowledged before me by Robert L. Stewart and Paul Todd this 5th day of June, 1987.

WITNESS my hand and official seal, *Mark Aldright* NOTARY PUBLIC

Book 252PR page 79

Recorded (6-11-87)

17/11

...Restriction that the property will only be used for recreational purposes...



WARRANTY DEED

RECORDED June 11, 1987 AT 1:30 PM
IN BOOK 252PR PAGE 79
NO. 675013 ELIZABETH C. WALKER, CLERK

THIS INDENTURE, made this 14th day of June, 1987, by and between LEISURE VALLEY, INC., P. O. Box 127, Thayne, Wyoming 83127, a corporation organized and existing under and by virtue of the laws of the State of Nevada, duly authorized to do business in the State of Wyoming, and having its principal place of business in the County of Lincoln, State of Wyoming, the "GRANTOR", to STAR VALLEY RANCH ASSOCIATION, P. O. Box 159, Thayne, Wyoming 83127, a Wyoming non-profit corporation, and having its principal place of business in the County of Lincoln, State of Wyoming, as "GRANTEE".

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IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer, the day and year first above written.

Attest:

LEISURE VALLEY, INC.,
A Nevada Corporation

[Signature]
Secretary

By: *[Signature]*
Star Valley Ranch Association

State of Wyoming
County of Clark

The foregoing instrument was acknowledged before me by Allen Stewart and Star Valley Ranch Association
this 14th day of June, 1987.

WITNESS my hand and official seal, *[Signature]* G. MARK ALBRIGHT
NOTARY PUBLIC

Book 252PR page 79

Recorded (6-11-87)

17/85

... Restriction that the property will only be used for **recreational purposes...**



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That LEISURE VALLEY, INC., a Nevada Corporation, duly authorized to do business in the State of Wyoming, and having its principal place of business in the County of Lincoln, State of Wyoming, the GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto STAR VALLEY RANCH ASSOCIATION, a Wyoming non-profit corporation, the GRANTEE, all that certain tract, lot, piece, and parcel of land situate in the County of Lincoln, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State, to wit:

Lot Fifty-Six (56) of STAR VALLEY RANCH PLAT 10, as platted and shown by map thereof on file as Instrument Number 476273 in the official records of the County Recorder of Lincoln County, Wyoming; and

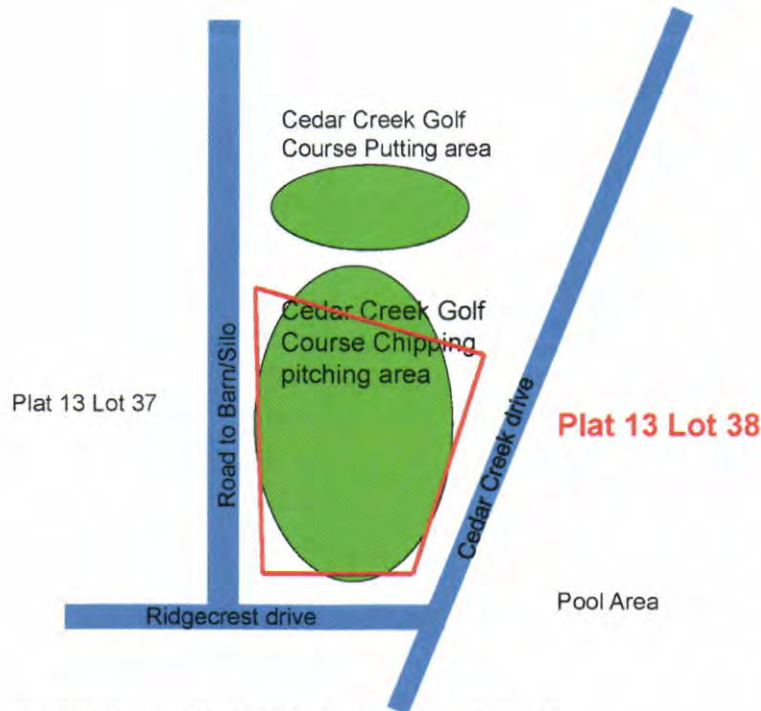
Lot Thirty-eight (38) of STAR VALLEY RANCH PLAT 13, as platted and shown by map thereof on file as Instrument Number 196704 in the official records of the County Recorder of Lincoln County, Wyoming; and

Lot Thirteen (13) of STAR VALLEY RANCH PLAT 17, as platted and shown by map thereof on file as Instrument Number 523541 in the official records of the County Recorder of Lincoln County, Wyoming.

RESERVING THEREFROM all rights, title, and

Book 299PR page 400
Recorded Aug 7, 1991

Plat 13 Lot 38



of land situate in the County of Lincoln, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State, to wit:

Lot Fifty-Six (56) of STAR VALLEY RANCH PLAT 10, as platted and shown by map thereof on file as Instrument Number 476273 in the official records of the County Recorder of Lincoln County, Wyoming; and

Book 299PR page 400

Lot Thirty-eight (38) of STAR VALLEY RANCH PLAT 13, as platted and shown by map thereof on file as Instrument Number 196704 in the official records of the County Recorder of Lincoln County, Wyoming; and

Recorded (8-7-91)

Lot Thirteen (13) of STAR VALLEY RANCH PLAT 17, as platted and shown by map thereof on file as Instrument Number 523541 in the official records of the County Recorder of Lincoln County, Wyoming.

Plat 17 Lot 13

RESERVING THEREFROM all rights, title, and interest in and to any and all gas, oil and minerals, and rights appertaining thereto.

SUBJECT TO ALL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND AMENDMENTS THERETO, OF RECORD.

IN WITNESS WHEREOF, the Grantor has caused this Instrument to be executed by a duly authorized officer of the corporation, the day and year first above written.

GRANTOR: LEISURE VALLEY, INC.,
a Nevada Corporation

By Craig A. Stewart
CRAIG A. STEWART
Secretary/Treasurer and
Authorized Agent



B317PR Page 270

Oct 7, 1992

\$6.00 Oct. 7, 1992 9A
B317PR 270
755457

AFFIDAVIT OF PARTIAL VACATION OF
STAR VALLEY RANCH PLAT #17
PURSUANT TO W.S. 34-12-108

STATE OF WYOMING)
COUNTY OF LINCOLN) SS

Hugh Simmons, Chairman of the Board of Directors, and Doug Jenkins, Secretary/Treasurer of the Board of Directors of the Star Valley Ranch Association, P.O. Box 159, Thayne, WY 83127, upon their oath depose and say:

1. That Star Valley Ranch Association is the owner of Lot 1, Plat 17 and the area adjacent to and immediately to the west of Lot 1, Plat 17 is deeded to the Star Valley Ranch Association for Golf Course purposes, according to that plat of record in the Office of the Lincoln County Clerk, Lincoln County, Wyoming, of Star Valley Ranch Plat 17.
2. That pursuant to W.S. 34-12-108, they desire to vacate Lot 1 so that Lot 1 becomes part of the Star Valley Ranch Association land for Golf Course purposes.
3. That this partial vacation does not abridge or destroy any of the rights and privileges of other proprietors in said plat.
4. That upon recording of this Affidavit, Lot 1 will be vacated and become a part of the Star Valley Ranch Association land for Golf Course purposes.
5. That the Lincoln County Clerk is requested to comply with W.S. 34-12-110 so that the proper notation will appear upon the plat for the Star Valley Ranch Plat 17.

DATED the 25 day of September, 1992.

Warranty Deed

THIS INDENTURE, made this 30th day of December, 1999,
by and between LEISURE VALLEY, INC., a Corporation organized and existing under
and by virtue of the laws of the State of NEVADA, duly authorized to do business in the
State of WYOMING and having its principal place of business in the County of Lincoln,
State of Wyoming, the GRANTOR, and

Star Valley Ranch Association, a Wyoming
Non-Profit Corporation
of the County of Lincoln, State of Wyoming
the GRANTEE, whose address is P.O. Box 139
Thayne, WY 83127

WITNESSETH: That the GRANTOR, for and in consideration of TEN DOLLARS
(\$10.00) in hand paid, the receipt whereof is hereby acknowledged, does, by these pres-
ents, grant, bargain, sell, CONVEY AND WARRANT unto the said GRANTEE, all that
certain tract, lot, piece, and parcel of land situate in the County of Lincoln, State of
Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead
exemption laws of the State, to-wit:

STAR VALLEY RANCH PLAT SEVENTEEN (17) LOT FOURTEEN (14) as
platted and recorded in the Official Records of Lincoln County Wyoming.

\$6.00
In Book 366PR Page 169
No. 799364 March 21, 1995 4:25 P.M.
Recorded, WY
Manda Moss, Clerk

RESERVING THEREFROM all rights, title, and interest in and to any and
all minerals and rights appertaining thereto.
Subject to all declarations of covenants, conditions and restrictions of record.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto
affixed, and these presents to be signed by its duly authorized agent, the day and year
first above written.

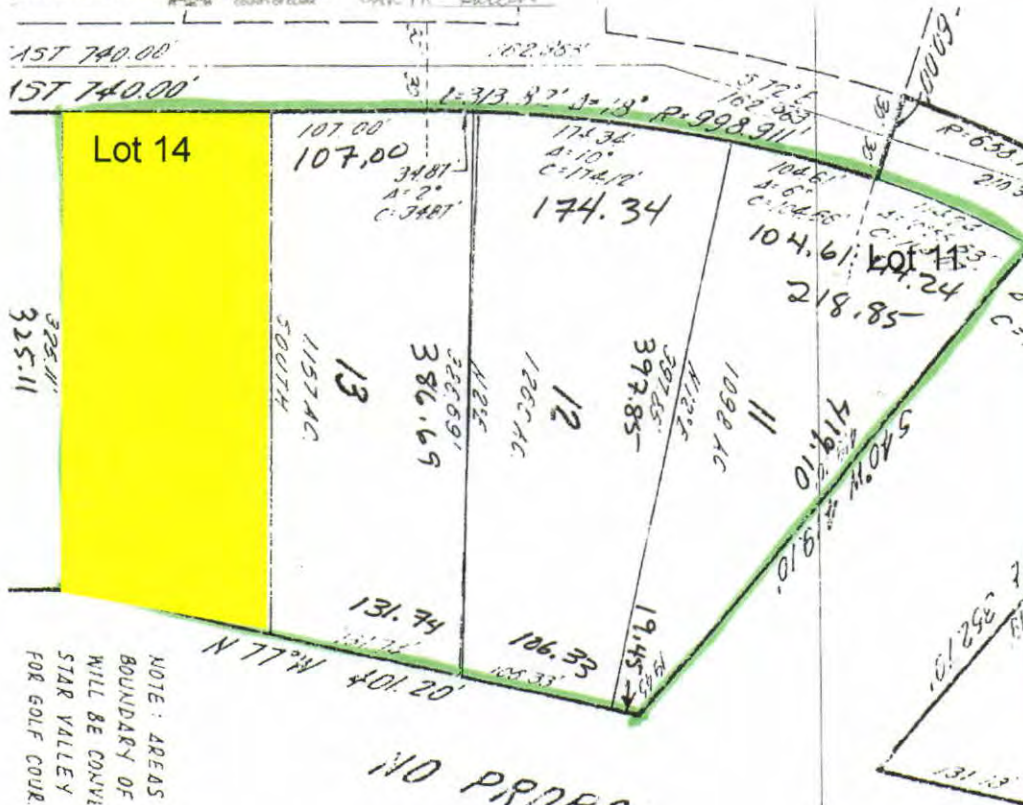


LEISURE VALLEY, INC.
A Nevada Corporation

By Craig A. Stewart
(Authorized Agent)

STATE OF Nevada
COUNTY OF Clark

The foregoing instrument was acknowledged before me by Craig A. Stewart a duly
authorized agent of Leisure Valley, Inc., a Nevada corporation,
this 30th day of December, 1999.
Witness my hand and official seal.



Book 366PR page 169

Recorded (3-21-95)

Lot 17/14

SVRA Action Plan Goal, May 12, 2010

Build a multipurpose playfield-overflow parking area at the Pool Area

- For summer use, an irrigated and mowed large grass space.
- Organized play at this area is not anticipated, but very adequate for “pick-up” unorganized use.
- During the special event days, ie; 4th of July and any other events with large turnouts, this grassed field would be used for overflow parking.
- For winter use, a small part of the eastern portion of the field would be converted back to an ice-skating rink and parking.

Serving SVRA

PURPOSE OF THE ASSOCIATION

That the general purposes and objectives of this corporation are as follows: To improve, construct, maintain, operate and care for such parkways, parks, playgrounds, golf course, recreational areas, community club houses and other community buildings... *“Article III.a - General Purposes, Articles of Incorporation of Star Valley Ranch Association, (11/9/70)*

SVRA’s partially vacated land was re-designated to “golf and recreation” on July 12, 2011 by Lincoln County and has become part of the common area.

SVRA 2010 Master Plan for Facilities and Common Areas Action Plan

1. Current and Future Program and Facilities Data Collection
 - a) ***Complete the process of redefining the lots owned by the Association prior to Town zoning...***
2. Needs Based on Data Collection
3. Facilities/ Land Use/Common Area Assessment
4. Business/Management/Financial Assessment
5. Member Communication and Input
6. Facilities and Common Area Master Plan

Near-Midterm Future Development of SVRA Common Areas

- Develop the Master Plan
- Barn/Silo Redevelopment project
- Improve Grill/Park parking elevations; extend irrigation around sides and add grassy berms
- Add cautionary signage to move games away from the golf course and to the grassy field
- Continue improved maintenance and restoration of all common areas.
- Pool refurbishment
- Continue car path renovation and replace T-box markers.

Results of the Town Council Meeting, May 8, 2012

- SVRA requested Private Recreation zoning
 - The Town's P&Z Board recommended that the SVRA partially vacated lots be zoned Private Recreation
 - The Town is looking at an alternative to Private Recreation which is called "Single Family with Nonconforming Use"
 - A decision on our zoning request was not made
-
- Secretary/Treasurer Daulton made the following motion: I move that SVRA officially remove the seven partially vacated lots from the list of voting lots, due to their re-designation as non-voting golf and recreation.
Director Toolson seconded the motion.
Motion passed unanimously.

Councilman Al Redlin said, "The Town has taken no action. The Town has met with their attorney and has chosen a new path. That path is, we should have accomplished that by ordinance. We should zone the land by ordinance."

6. Old Business: None stated.

7. New Business: None stated.

8. For the Good of the Order:

Ed Koch reminded the audience of the Arbor Day Celebration, at 10:00 a.m. at Fox Run Park.


9. Adjournment: *

- Vice Chairman Blackman made a motion to adjourn.
Director Toolson seconded the motion.
Motion passed unanimously.


Meeting adjourned at 9:55 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