

Star Valley Ranch Association
Board of Directors Meeting
May 21, 2011
9:00 a.m. Town Hall

Attendance

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

Call to order:

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

1. Adopt Agenda:

Director Gary Braun made a motion to adopt the agenda as presented.
Secretary/Treasurer Meeks seconded the motion.

Motion passes unanimously.

2. Approval of Minutes for March 2011 Board Meeting:

Vice Chairman Kovach made a motion to approve the April 2011 Board Meeting Minutes as written.
Secretary/Treasurer Meeks seconded the motion.

Motion passes unanimously.

3. Standing & Special Committee Reports

A. Chairman's Report: No report

B. Utilities Report: Chairman Cheshier gave the following report:

We have received the following letter from the State Board of Control directed to Korry Frome, the engineer at Surveyor Scherbel.

Dear Mr. Frome:

This letter is in regard to the above petition pending before the State Board of Control on behalf of Star Valley Ranch Association and Leisure Valley, Inc. for a change in point of diversion and means of conveyance of all (or portions) of four appropriations out of Green Canyon Creek, to be changed from the Brog Ditch and Brog-Golf Course Pipeline to the Stewart Pipeline, diverting from Stewart Springs, tributary Green Canyon Creek.

The State Board of Control considered this petition at its May 2011 meeting and voted to carry over this petition. The reason for the carry over is to allow time to address the following items:

- 1) Consents of the individual owners of RV lots that lie in the SWY4SWV4 of Section 31, between North Branch Cedar Creek and the southern boundary of the section are needed.
- 2) Consents from the owners of those lots of the Bridger Mountain Subdivision that have already been sold in the E1/2 of Section 31 are needed.

The Board will consider this petition at its next regular meeting, which is scheduled to commence on August 15, 2011.

If you have any questions or if we may be of further assistance in this matter please feel free to contact us.

Sincerely,
Jedadiah Rockweiler

We have already taken the steps to start contacting those owners stated. As you may have noticed this is now a combination of us and Leisure Valley. We now have them on our side.

To my knowledge the addition of the owners, in the Bridger Mountain Subdivision, of the lots that have already been sold that's new from what I have seen before.

C. Finance & Legal Report: Vice Chairman Jere Kovach gave the following report:

The Finance & Legal Committee has not yet met this year. Our first meeting will be held June 6th in the library at 3 p.m.

I think for the month of June we are going to be in support of the election committee to ensure that we have a smooth running election come June 25th.

D. Architectural Control Report: No report

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

Winter hung on this year resulting in us losing nearly 3 weeks of golf revenue over the previous two years. Cedar Creek opened Wednesday, May 18th and Aspen Hills is expected to open next Saturday, May 28th, weather permitting.

Both the Golf and the Greens Committees met this week for the first time this 2011 golf season. A lot of activities are going in both areas. On the Greens side of the business, our new Toro equipment is now in and is very impressive. Each piece of new equipment has a DVD that each employee prior to operating it must watch. Additional hands on field training on each piece of equipment will also be given and documented to improve worker safety and reduce operator equipment damage. Kurt Richmond, our course superintendent and his staff, have also cleaned up, organized, sharpened, swept out and washed about everything we own. We have also set up a new irrigation parts room in the Cedar Creek cart barn.

Late last fall, working with the Town, we transplanted about 20 trees from our Aspen Hills Tree farm onto the Cedar Creek Course. You will find a number of those trees this summer with your miss guided golf balls. The Greens have been mowed 3 times and are in excellent shape. Also, at the rate of two golf holes per day, we are using our new versa vac on the fairways. This machine verticuts, sweeps and vacuums all in one pass with one operator. Kurt has ordered 150 pounds of red fescue grass which will be planted on the new berms later in the spring.

Our snow pack is at 178% of normal and we are taking a number of proactive actions to improve our courses ability to withstand an increased amount of runoff.

On the Golf Operations side, the pro shop has been open since May 14th. Randy King, our PGA Golf Professional and his staff, are eager and ready to help members and nonmembers with anything from new clubs to clothes, balls and lessons. The Golf Committee discussed the marketing plan and also completed review of the golf calendar for May, June and July during this week's meeting. Each event was discussed at length and changes made to improve the Association's profitability and reasonable tournament costs. The committee also reviewed the 2011 recreational fee schedule as it pertains to golf. A copy of the final 2011 Recreation Fee Schedule is available on line or in the office.

Lastly, I'd like to make the following motion: I would like the Board to waive golf green fees, tennis and swimming fees, for Property Owners and their immediate families on Property Owners weekend, Friday, June 24th and Saturday, June 25th. Our goal, this one weekend a year, should be to get as many property owners and their immediate families out to enjoy "all" of the facilities and recreation this Home Owner's Association has to offer. If these two free days increase member participation significantly, I'd ask this change be made permanently which would give members and their families a weekend to plan for every year.

Director Toolson seconded the motion.

Director Braun amended his motion to say: I would like the Board to waive golf green fees, tennis and swimming fees, for Property Owners and their immediate families on Property Owners weekend, Friday, June 24th, Saturday, June 25th and Sunday, June 26th.

Director Toolson seconded the motion.

Director Daulton asked for the General Manager's opinion. Mr. Sessions said last year we didn't get the word out soon enough and market the idea. It will diminish the outside revenue. We have a planned tournament Friday and Saturday, so based on Saturday afternoon, no I don't think there will be a huge impact on our revenue.

There are no green fees associated with this tournament. The fees would be associated with cart rental or if they were to participate in the tournament fees which will be paid back to the participants as prizes.

We have talked about including lineal family for property owner's weekend. We have such a mixed and diverse membership, we would like to extend this to lineal family. We would like to get as much involvement by our membership as possibility.

Gayland Archibald asked that we give away Friday and Saturday and use Sunday as a way to get revenue back.

I think this will be a good weekend to get some of those who haven't already voted for the DCCR revisions.

Director Daulton said that the long weekends I see that most people leave the Ranch on Sunday afternoon. At least those that leave.

Motion passes unanimously.

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

H&E will be meeting Monday at 6pm. We will be planning the Property Owner's weekend and the 4th of July celebration.

Co-chair Tallia Booker said that while we have some plans and ideas for property owner's weekend we are open for any ideas or suggestions. We are also always looking for volunteers.

It was asked when the Independence Day celebration will be held it was stated that it will be held on July 2nd.

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

As of May 19th, 1174 ballots (58%) had been received and door-to-door visitations to encourage members to cast their vote have begun. Anyone who is willing to help is welcome. Please call the office ((307) 883-2669) or the DCC&R Revisions Committee members below to volunteer.

Kathy Daulton – (307) 883-5555
Carolyn Thacker – (307) 883-7820
George Toolson – (307) 883-7717
Joe Angelovic – (307) 883-9332

Over 1400 "to approve" ballots are needed to pass the DCC&R Revisions. June 29th is the final deadline for ballots to be received. Replacement ballots and witnesses are available at the Ranch office and home visits can be arranged. The committee will be available through the Ranch office over the Memorial Weekend and over Property Owner's Weekend to assist visiting or returning members.

The June 7th Board Workshop will be dedicated to the development of compliance requirements and operational procedures for each set of the DCC&Rs. Members are welcome to attend. Comments from the audience will be appreciated at the end of the Board's work period.

Jan Jonson asked about the number of recreation vehicles will be allowed. Director Daulton said that we have stated that you may have one space. The space allowed will be defined by policy.

H. Master Planning – Community Center Project Team Report:

Community Center Project Team Co-Chair, Alycyn Culbertson, gave the following report: We finished our second set of Open Houses last week. We have the most recent renditions provided by our architects available for your review.

We will be concluding the information from the 2nd survey next week. If you haven't filled one out you are still encouraged to do so. We will not have an official meeting, but we will start putting pen to paper to start the grant writing process. We plan on submitting all grant applications on September 1st.

Kirk Sessions gave the following information: 1st survey we had about 400 participants. With our second survey we have received over 200 responses in a 2 week period. We have had a lot of participation from full-time members. 66% would like to keep a rustic appearance. 55% strongly support a fitness center.

Boyd Siddoway asked if we would have a formal presentation at the annual meeting. Ms. Culbertson and Mr. Sessions said that we had hoped to have a formal presentation but we haven't scheduled it yet.

Mike Blackman: SLIB (top 5 elected officials of the state) will make a decision in January. The writing will be available 2 months later.

Boyd Siddoway mentioned that we cannot be reimbursed for any expenses before we sign the contract.

Director Braun mentioned how excited we all are about the potential of these buildings.

Joe Angelovic asked if the grants were dependent on each other. Ms. Culbertson said that yes they are.

Kirk Sessions said that after each Open House members were allowed to look at the renditions and ask questions to both the committee members and the architects.

I. Election Committee Report: Secretary/Treasurer Meeks gave the following report:

Right now we have one member.

Secretary/Treasurer made the following motion: I would like to make Sue Johnston a member of the election committee

Director Braun seconded the motion.

Motion passed unanimously.

We still need volunteers for the election committee. We need volunteers to help stuff envelopes on Monday at the cook shack. The Board the Finance and Legal committee are working together to ensure that election goes smoothly.

Vice Chairman Kovach said that historically, the Secretary of the Corporation has been in charge of the election. I am not sure that going forward if we don't duck-tail the election as a sub-committee of finance and legal.

We will have an additional "Meet the Candidate's Night" Saturday, May 25th at 6:00 p.m.

There are three candidates running for three open Board of Director's positions.

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: Initially referred to Attorney – 97 Lots: 65 are paid in full, 3 are making payments, 1 declared bankruptcy (but not all of their debt was discharged) and 26 have not paid. Foreclosure proceedings approved by the Board of Directors has brought one account current from 2008-2011 as a result of those actions. There are also 8 foreclosures by lenders in the unpaid group.

2010 Assessment Status: 57 have not paid yet (2.8%). 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: Late Notice Statements were distributed 5/4/11. Of the 2015 Lots that were assessed, 1790 (89%) have been paid in full compared to 1704 (84%) for the same period last year. Some additional partial payments have also been received.

DCC&R Changes: 1151 properly completed Ballots were received by 5/18/11 (therefore eligible for the drawing 5/21) and 1174 ballots have been completed to date. All members are encouraged to vote and to get fellow members to participate by voting!

Accounting: The annual Audit of SVRA Financials is being conducted by Hirschi DeCoria & Company for a second year under a three year contract. All office activities have been completed. We are awaiting a final report which will be presented at the Annual Meeting. The responsibility for the Point of Sale system has been assumed in full by Kathy for 2011 forward. Now combined with the electronic integration of POS and accounting systems, the appropriate controls and division of responsibilities are in place. Thank you to Randy for all of his past work keeping the POS functioning for the past several years.

Facilities: Ernie continues to work diligently on finishing up the pool changing rooms, 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. The new picnic tables have been received for the pavilion and one for the pool area. They will be in place for the summer season. The tennis courts are scheduled for resurfacing the week of June 6, weather permitting. A new access gate at the airstrip is on tap to control access to a new RV Storage area to be developed at the south end of the airstrip. The new gate will be moved back to the dirt berms to allow pulling off the road prior to stopping to open the gate. Ernie has drained the pool and is resurfacing it over the next several days as weather allows. The pool will open as soon as that can be completed and our lifeguards certified!

Duffer's Lounge: Duffer's will be open daily 1-9 pm and will adjust the hours as business warrants. Duffer's will offer reduced member pricing this season (\$2/2.50 beer, \$3/3.50 mixed drinks/wine, \$9 six pack & \$15 twelve packs to go as well as \$26 cases for events and take home. They will also offer competitively priced case lot sales of wine and liquor for your summer party needs. Most important, Bob Manning will again be your host this year!

Golf: Randy is busy getting the Pro Shop prepared for the 2011 Season. Retail golf sales for SVRA through April achieved a record (without the pro shop being open) \$5000. The Cedar Creek Course is open and Aspen will open Saturday 5/28/11. Both Courses will offer beer sales this summer and Spring Special Pricing will stay in effect until the course is at summer condition (anticipate mid-June). Randy and Korry are working to finalize the historic sanctioned Tournaments and develop additional

events for both courses for the Season. Don't forget that Aspen will have the \$150 Season Pass and also will allow children 12 and under to play free with a paid adult!

Golf Course Maintenance: The Toro Equipment is starting to go out on the course! The Versa Vac is doing a tremendous job on getting the course cleaned up from the winter. As per our lease terms, John Deere has performed inspections of our returned equipment and negotiated an agreement substantially less than the initial invoice amount for damages/ inordinate wear charges. Kurt has built a sand/seed box to replace the old box; watch for it. The Cedar Creek ball washers have also been refurbished over the winter and are ready for ample washers for both men's and women's tees. The pond and streambed are being dredged on 16/17 to facilitate additional water expected this year. Members have been cooperative in our efforts to do this and relocate the topsoil for use around the course, saving money in the future projects and we are very thankful to them.

Mountain View Grill: Shawn will begin operations next week at the Cedar Creek Grill. He is planning to open daily at 10 a.m. Menus are available at the meeting. Stop in and meet Shawn and try his Philly Cheese Steak!!

Water Projects Update: Alternate Point of Diversion: Decision has been pushed back to 8/15/11 meeting pending receipt of the consent forms from the RV Park lots identified.

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

Refer to the Project Team Report from this BOD Meeting and 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!!

H & E: There is a meeting Monday evening at 6:00 p.m. to plan the summer events. Volunteers are needed and always welcome!!

Shakespeare in the Park is scheduled for Friday July 29 as part of the Star Valley Arts Council summer activities.

In my overview of all activities and accomplishments at SVRA I am quite pleased with the staff's performance /continuing accomplishments in cost management and maximizing revenue opportunities. I am pleased and extremely confident in the efforts being put forth to better communicate with our members and provide outstanding service to all of our customers! We are excited about the improvements I have mentioned, the goals that have been achieved and as we go through the summer season, I hope you recognize and enjoy a difference!

5. **Old Business:** Ron Thacker asked how many candidate nights will we have? Ron Meeks said there will be two opportunities to "Meet the Candidates."

Al Redlin made a comment that early on people were encouraged to wait until they heard the candidates at the meet the candidate's night. This year he would think to vote as early as possible as there are only 3 candidates.

6. **New Business:** None stated

7. **For the Good of the Order:** Winner of DCCR Revisions incentive is: Plat 18 Lot 107
– JD & Brenda Braswell

Al Redlin made the following comments: I have received a call from Vern Bloxham about fish in the pond. I am looking for donations to purchase fish for the pond. Please make checks out to SVRA. I would like to see the Association set rules so that everyone can enjoy fishing at the pond.

We will have the fish delivered in June.

Gary Smith suggested that we check with the game and fish about bringing fish in from another state.

8. **Adjournment:**

Director Toolson made a motion to adjourn.

Secretary/Treasurer Meeks seconded the motion.

Motion passed unanimously.

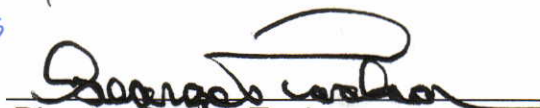
Meeting adjourned at 10:24 a.m.

~~Chairman Curtis Cheshier~~
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~~Vice Chairman Jere Kovach~~

~~Secretary/Treasurer Ron Meeks~~
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Director Kathleen Daulton


Director George Toolson


Director Gary Braun

~~Director Paul Weber~~
Director Paul Weber