

Star Valley Ranch Association
Board of Directors Meeting
May 18, 2013
9:00 a.m.
SVRA Barn

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

The regular meeting of the Star Valley Ranch Association's Board of Directors was held May 18, 2013 in the Star Valley Ranch Association's Barn. Several Association members were in attendance. A list of the members in attendance is on file at the Association office. Chairman Blackman called the meeting to order at 9:00 a.m.

Chairman Blackman recognized Mayor Siddoway, Councilman Al Redlin, and Councilman Ed Koch from the Town of Star Valley Ranch.

1. Adopt Agenda:

Chairman Blackman stated that after the presentation of the Member Center and Comments there will be a motion that needs to be added to the Agenda.

- Director Denney made a motion to adopt the Agenda as amended.
Director Toolson seconded the motion.
Motion passed unanimously.

2. Approval of Minutes for April 2013 Board Meeting:

- Director Toolson made a motion to approve the April 2013 Board Meeting Minutes as written.
Director Denney seconded the motion.
Motion passed unanimously.

3. Chairman's Comments

It's good to see such a good turnout for the discussion of the Proposed Member Center plans. You will note that our normal agenda has been changed to provide for a more focused discussion on the proposed new building.

As you may or may not know, we have procured the help of Dubbe Moulder Architects in helping the Board put together a plan for replacing our current Barn and Silo facilities as well as the Association Offices. All of these facilities are in poor condition and require significant modification to meet the current building codes as well as become full year facilities to better meet the needs of our membership. I think that I can speak for the rest of the Board that I am excited about what we have come up with and are going to show you today. We will also have these plans available on our website and they will also be available for the Annual Meeting in June.

We have Kurt Dubbe and Ben Weisbeck of the Architectural firm here today to present a more thorough review of our building plans and to help answer any questions you may have. We would like it if you could hold your comments for the end of the presentation to allow for a more smooth presentation as well as possibly answering your questions as part of the presentation. We do have some note cards available for you to make notes of your questions so you won't forget them when we're through with the presentation.

Before Kurt gets started, I would like to thank Bob Lujan and his committee for the hard work they have done to get us to this point. In addition to Bob his committee members were Ann Blakely, Kirk Sessions and Gary Braun. These people went over all the comments we received for the earlier Community Center work that was done when we thought we were going to get some grant money from the state and cooperation with the Town. They also worked with the Board on trying to address all of the comments we got from our presentations in January and February. Specific responses to each comment we received this year can be found on our Association website.

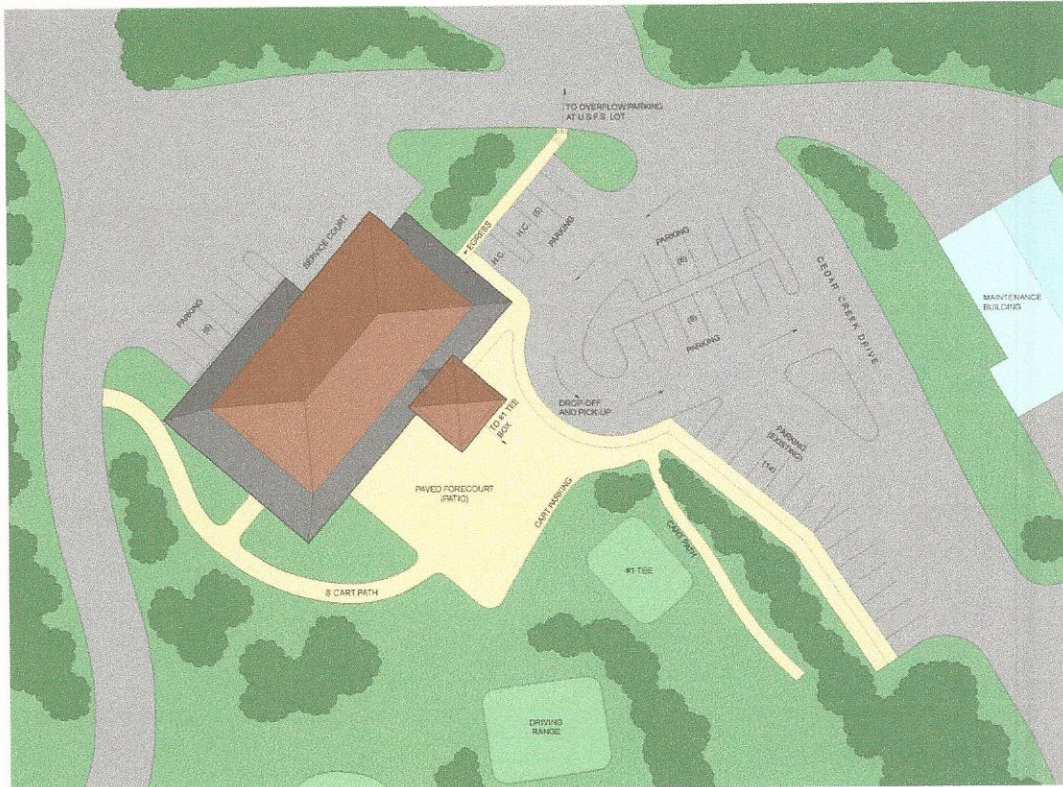
Our basic goal in initiating this project was to create a facility that would serve the association membership needs on a year round basis and serve our current and future needs for some time to come. This building should be more efficient and will be a full year facility that will have capability of allowing for simultaneous activities with a minimum of interference.

You will note that this building is also smaller than the Joint Town and Association Community Center. This is a result of the money situation. The Community Center was a \$3.5 million dollar project. Our Budget limit is around \$1.7 million. We have consulted with the various banks in the valley and they have presented relatively the same type loan arrangements that should result in loan payments that are roughly equivalent to what we are presently accruing for the building project, around \$40 per lot.

Now I would like to turn the discussions over to Kurt and Ben. Remember, we would like to try to save your comments until the end so Kurt and Ben can get through their presentation and then answer questions.

4. Presentation of SVRA Member Center

Presentation provided by Kurt Dubbe, of Dubbe, Moulder Architects in Jackson, Wyoming.
The below images were presented to the membership



PROPOSED SITE PLAN
1" = 20' 0"



EXISTING SITE
1\"/>

PROJECT NARRATIVE

THE PROPOSED STAR VALLEY RANCH ASSOCIATION MEMBER CENTER WILL REPLACE THE EXISTING MAIN AND SIDESTRUCTURES IN THEIR CURRENT LOCATION. THE NEW MEMBER CENTER WILL PROVIDE FOR IMPROVED COMMUNITY AND GOLF SERVICES AND ACCOMMODATE OVERALL PERSONAL AND PROFESSIONAL DEMANDS. ALL HAS ADVANTAGE OF CONSTRUCTION AND COST EFFICIENCY WILL BE MAINTAINED THROUGHOUT THE WORK CHARACTERISTICS OF THE OLD AND THE NEW MAIN AND SIDESTRUCTURES.

- THE MEMBER CENTER WILL PROVIDE TWO (2) JOINTS, 10' CLEAR AND 10' CLEAR HEIGHTS FOR THE MAIN AND SIDESTRUCTURES. THERE WILL BE A DRIVE THRU FOR TRUCKS A NORMAL DROP OFF AND PICK UP NEAR THE FRONT ENTRY AND A TOTAL OF 30 PARKING SPACES ON THE OVERFLOW PARKING WILL BE AVAILABLE ON THE ADJACENT LOT FOR THE DRIVE THRU.
- AT THE LEFT SIDE USE, THE MEMBER CENTER WILL INCLUDE A TWO SHOP LARGE MULTIPURPOSE, BREAK, CHIEF, WAITING, OFFICE, RESTROOMS, KITCHEN AND BAR AREA, STORAGE AND MECHANICAL SPACES AND STAIR AND ELEVATOR ACCESS TOTALING 4,500 SQUARE FEET.
- WRAP AROUND COVERED PORCHES WILL PROVIDE FOR OUTDOOR ENTRY ACCESS COVERED OUTDOOR DINING AND VIEW TO THE GOLF COURSE TOTALING 3,000 SQUARE FEET.
- AT THE FRONT SIDE, THE MEMBER CENTER WILL INCLUDE AN OPEN STATE DINING KITCHEN, BAR, STORAGE, WAITING, OFFICE, MECHANICAL, STORAGE, RESTROOMS AND STAIR AND ELEVATOR ACCESS TOTALING 3,000 SQUARE FEET.
- THE MEMBER CENTER ALSO WILL INCLUDE STAIRS WITHIN THE BUILDING AND A LARGE HALLWAY TO ACCOMMODATE MECHANICAL EQUIPMENT AND STORAGE TOTALING 2,000 SQUARE FEET.

THE SITE MAY ALLOW FOR FUTURE DEVELOPMENT.

SITE PLAN

1

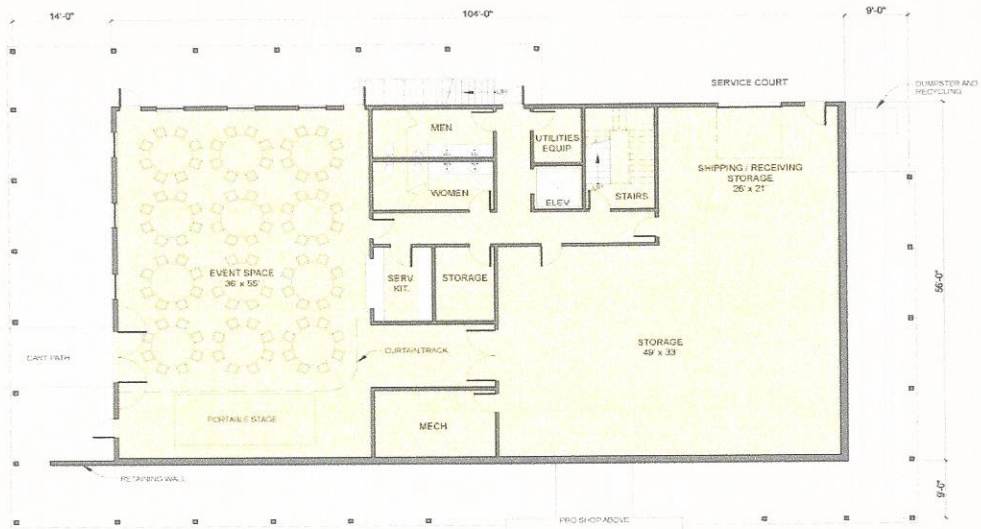
STAR VALLEY RANCH ASSOCIATION MEMBER CENTER
STAR VALLEY RANCH, WYOMING
MAY 18, 2013

DUBBE MOULDER
ARCHITECTS



LOWER LEVEL PLAN
1/4" = 1'-0"

S.F. SUMMARY	
LOWER LEVEL FINISHED	3,580 S.F.
LOWER LEVEL UNFINISHED	2,244 S.F.



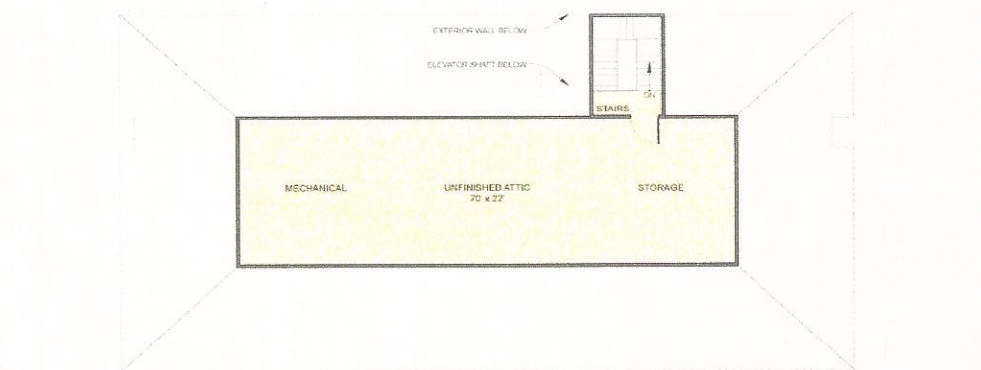
FIRST FLOOR PLAN
1/4" = 1'-0"

S.F. SUMMARY	
FIRST FLOOR FINISHED	6,549 S.F.
COVERED PORCHES	3,084 S.F.



ATTIC PLAN
1/4" = 1'-0"

S.F. SUMMARY	
ATTIC UNFINISHED	1,700 S.F.

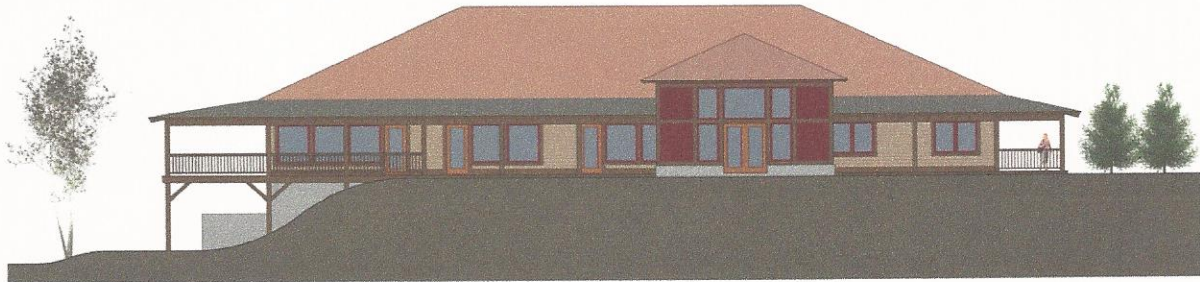


FLOOR PLANS



STAR VALLEY RANCH ASSOCIATION MEMBER CENTER
STAR VALLEY RANCH, WYOMING
MAY 18, 2013





SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS	
EXTERIOR FINISHES ON FINISHED FLOOR TO BE DETERMINED	WOOD BALCONY: ALL MATERIALS ARE WILDCRUST RED CEDAR LOCAL TO THE RIVER PACIFIC REGION EXCEPT FOR WOOD HANDRAILS, BARS, NEWEL POSTS
METAL ROOFING: CORRUGATED METAL ROOFING	WOOD TRIM: REAL WOOD AND PINK CORNER, SELECT WHITE KNOT, GRAY, W/ OR FLE WESTERN RED CEDAR, ALL SIDED WITH REDWAIN CLEAR-LIT
EXTERIOR WALLS: MINIMUM 4" THICK 12" x 12" INCHES ALONG THE FINISHED FLOOR LINE	TRIM: 1 1/2" x 1 1/2" W/ OR FLE WESTERN RED CEDAR, ALL SIDED WITH REDWAIN CLEAR-LIT
METAL FLASHING: 20 GA. FLASHING AT FAULTS, EGG CRACK WINDOWS AND DOOR CASES, PANCHOCKET COLOR TO BE DETERMINED	WOOD TRIM: 1 1/2" x 1 1/2" W/ OR FLE WESTERN RED CEDAR, ALL SIDED WITH REDWAIN CLEAR-LIT
HORIZONTAL WOOD TRIM: 1 1/2" x 1 1/2" W/ OR FLE WESTERN RED CEDAR WITH REDWAIN CLEAR-LIT	WOOD TRIM: 1 1/2" x 1 1/2" W/ OR FLE WESTERN RED CEDAR WITH REDWAIN CLEAR-LIT
VERTICAL WOOD TRIM: 1 1/2" x 1 1/2" W/ OR FLE WESTERN RED CEDAR WITH REDWAIN CLEAR-LIT	WOOD TRIM: 1 1/2" x 1 1/2" W/ OR FLE WESTERN RED CEDAR WITH REDWAIN CLEAR-LIT
EXTERIOR WINDOWS AND DOORS: ALL ALUMINUM CLEAR WOOD COLOR TO BE DETERMINED	WOOD TRIM: 1 1/2" x 1 1/2" W/ OR FLE WESTERN RED CEDAR WITH REDWAIN CLEAR-LIT

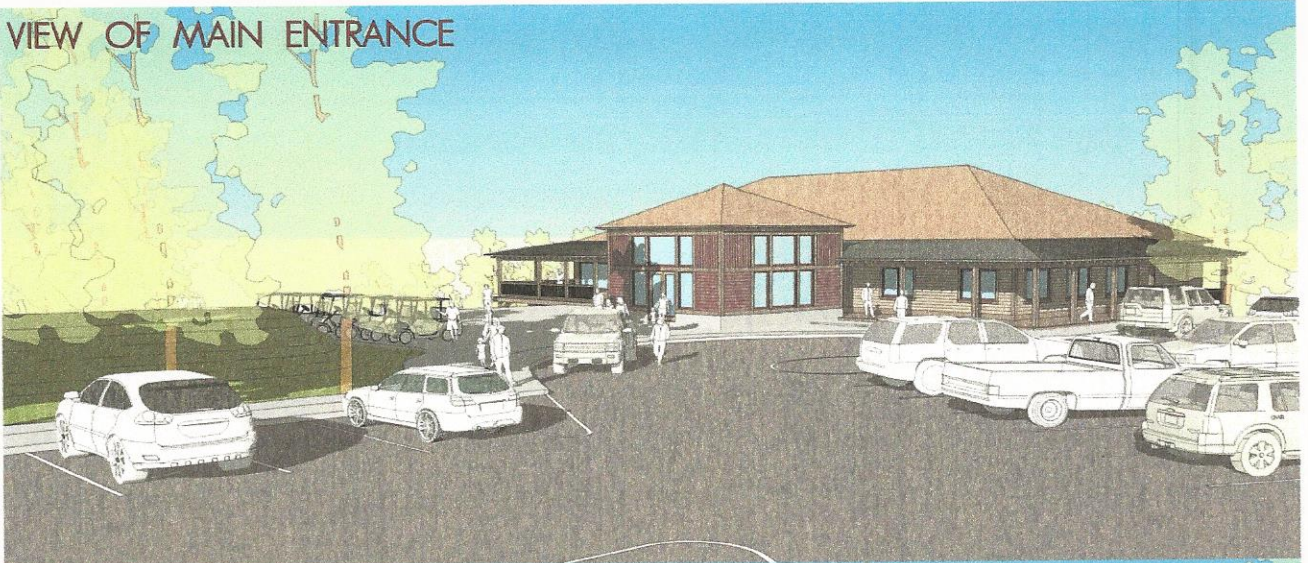
ELEVATIONS



STAR VALLEY RANCH ASSOCIATION MEMBER CENTER
STAR VALLEY RANCH, WYOMING
MAY 18, 2013



VIEW OF MAIN ENTRANCE



VIEW FROM THE DRIVING RANGE



VIEW OF BAR & RESTAURANT

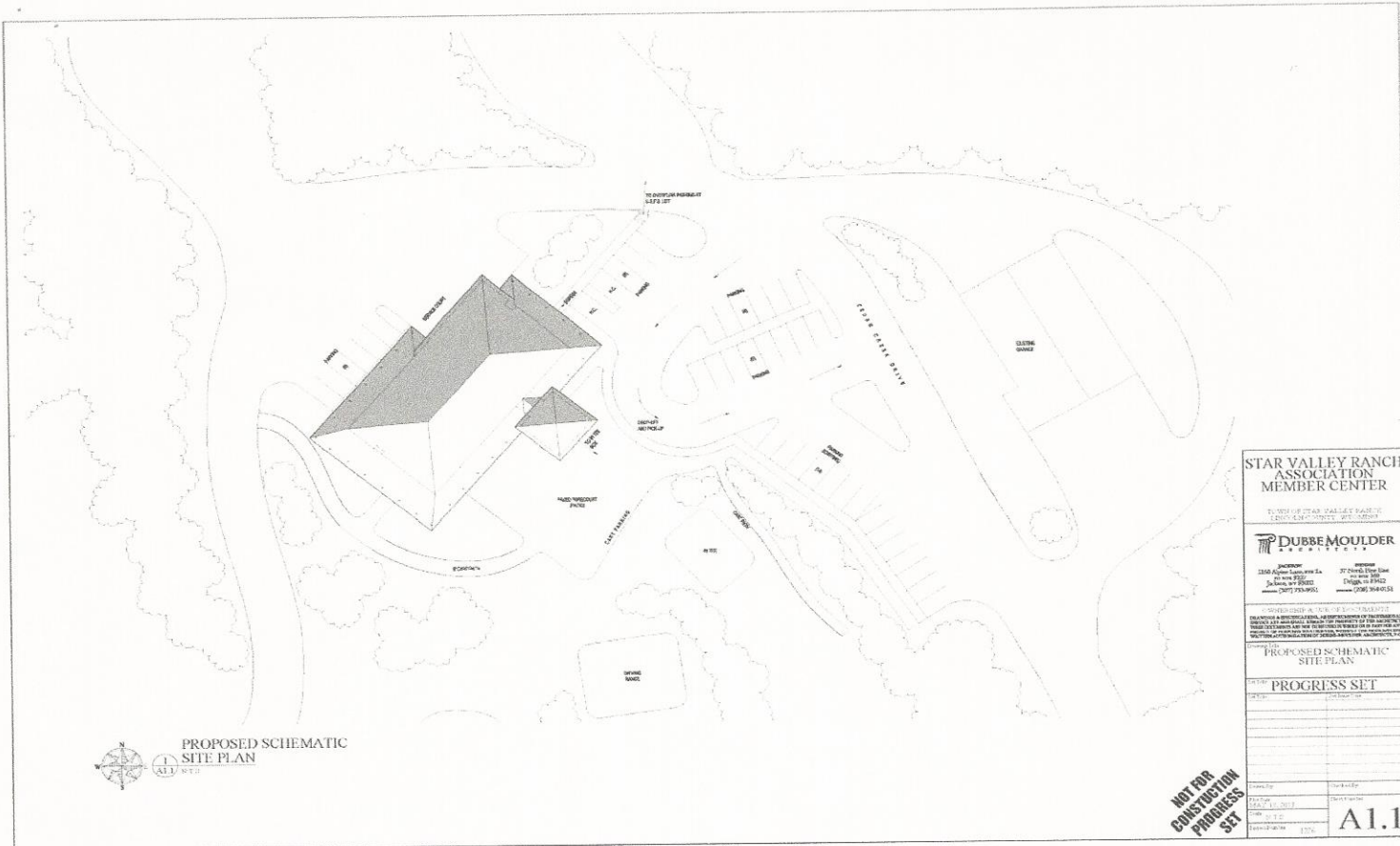


RENDERINGS

4

STAR VALLEY RANCH ASSOCIATION MEMBER CENTER
STAR VALLEY RANCH, WYOMING
MAY 18, 2013

DUBBE MOULDER
ARCHITECTS



PROPOSED SCHEMATIC
SITE PLAN

**STAR VALLEY RANCH
ASSOCIATION
MEMBER CENTER**

2001 W STAR VALLEY RANCH
LINCOLN COUNTY, WY 82501

**DUBBE MOULDER
ARCHITECTS**

JOHNSON
2300 Adams Lane, Suite 100
PO Box 8722
Jackson, WY 83002
Phone: 337-735-8600
Fax: 337-735-8601
www: 337-344-0531

ARCHITECT
37 South Elm Street
PO Box 28422
Cheyenne, WY 82002
Phone: 337-344-0531
Fax: 337-344-0531
www: 337-344-0531

PROPOSED SCHEMATIC
SITE PLAN

DATE: 01/15/2012

PROJECT: STAR VALLEY RANCH MEMBER CENTER

SCALE: 1/8" = 1'-0"

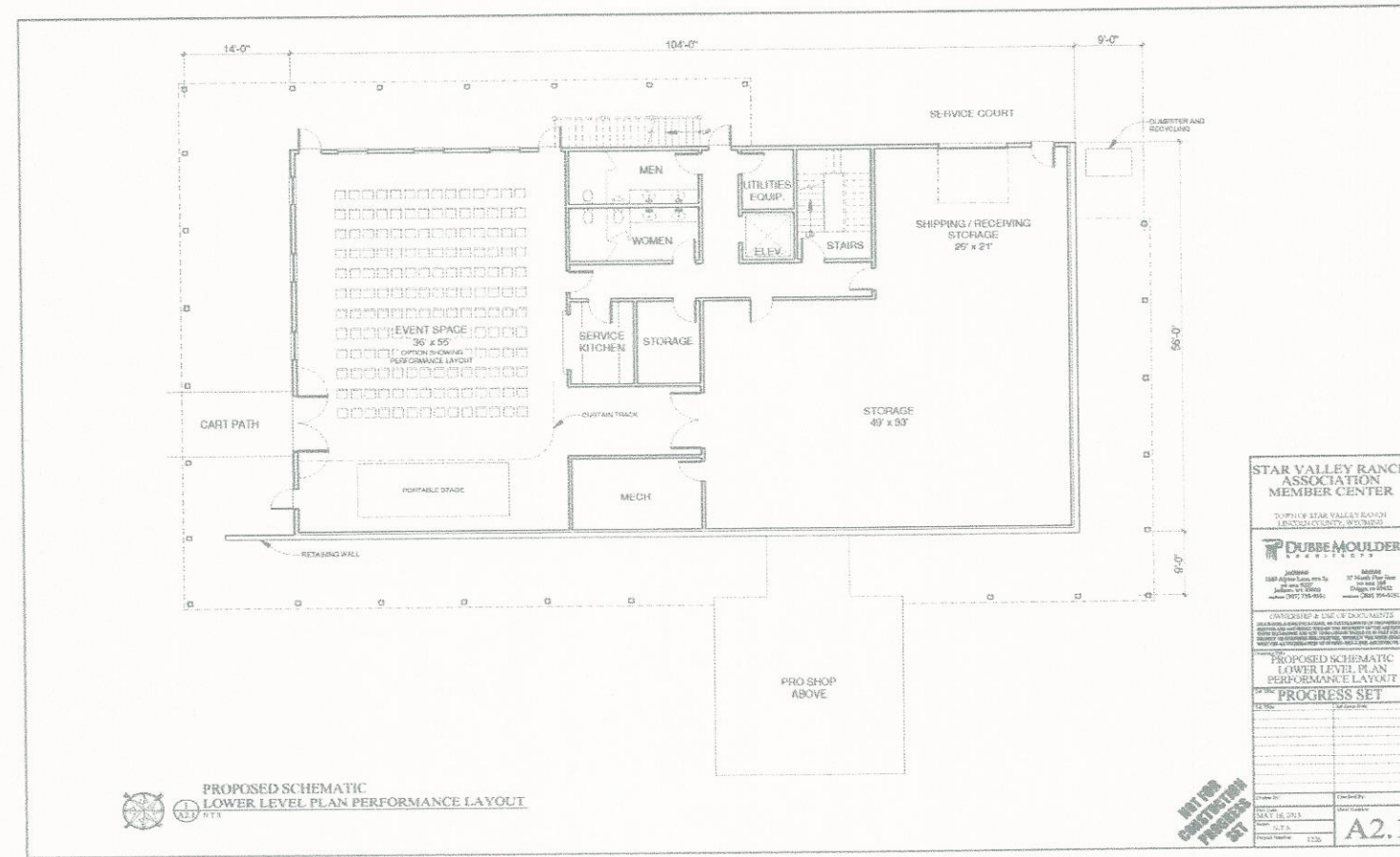
DATE: 01/15/2012

BY: J.M.D.

PROJECT NUMBER: 1234

A1.1

**NOT FOR
CONSTRUCTION
PROGRESS
SET**



PROPOSED SCHEMATIC
LOWER LEVEL PLAN PERFORMANCE LAYOUT

**STAR VALLEY RANCH
ASSOCIATION
MEMBER CENTER**

2001 W STAR VALLEY RANCH
LINCOLN COUNTY, WY 82501

**DUBBE MOULDER
ARCHITECTS**

JOHNSON
2300 Adams Lane, Suite 100
PO Box 8722
Jackson, WY 83002
Phone: 337-735-8600
Fax: 337-735-8601
www: 337-344-0531

ARCHITECT
37 South Elm Street
PO Box 28422
Cheyenne, WY 82002
Phone: 337-344-0531
Fax: 337-344-0531
www: 337-344-0531

PROPOSED SCHEMATIC
LOWER LEVEL PLAN
PERFORMANCE LAYOUT

DATE: 01/15/2012

PROJECT: STAR VALLEY RANCH MEMBER CENTER

SCALE: 1/8" = 1'-0"

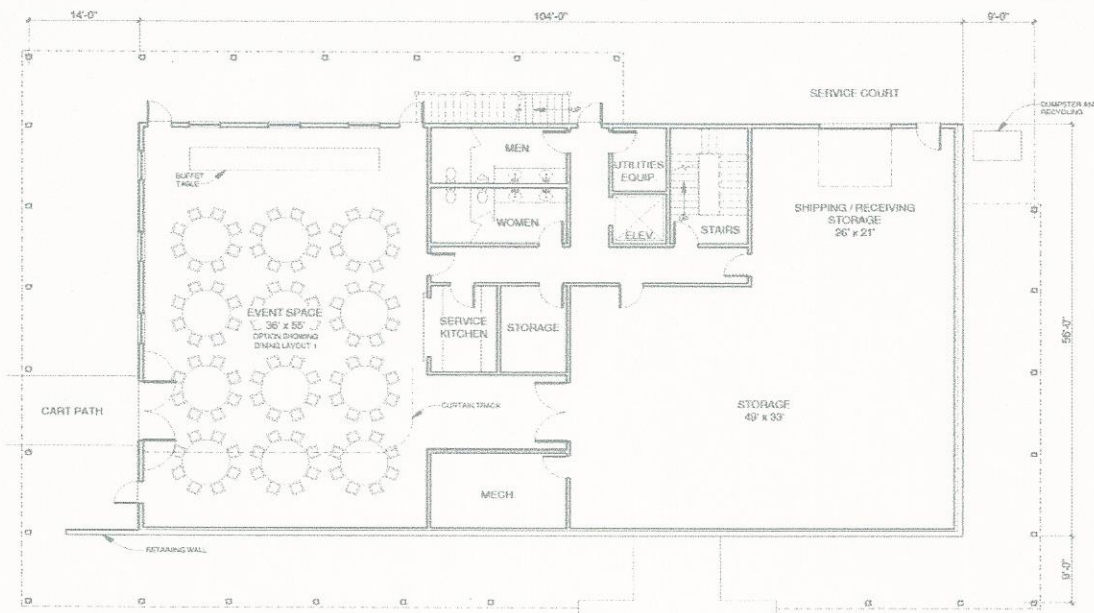
DATE: 01/15/2012

BY: J.M.D.

PROJECT NUMBER: 1234

A2.1

**NOT FOR
CONSTRUCTION
PROGRESS
SET**



PROPOSED SCHEMATIC
LOWER LEVEL PLAN DINING LAYOUT 1

**STAR VALLEY RANCH
ASSOCIATION
MEMBER CENTER**

TOWN OF STAR VALLEY RANCH
LAWSON COUNTY, WYOMING

**DUBBE MOULDER
ARCHITECTS**

1322 1/2 Main St. PO Box 1000
Julesburg, CO 80601 Phone: (970) 799-9944

17 North First St.
PO Box 225
Julesburg, CO 80601 Phone: (970) 794-0214

**PROPOSED SCHEMATIC
LOWER LEVEL PLAN
DINING LAYOUT 1**

PROGRESS SET

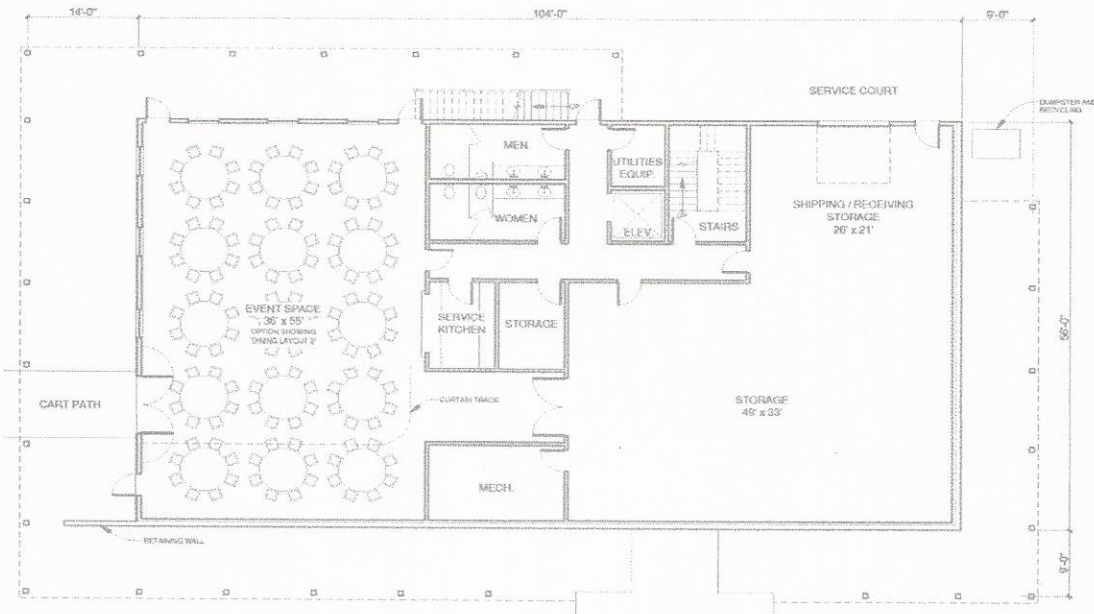
DATE: MAY 16, 2013

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 1226

A2.1

NOT FOR
CONSTRUCTION
PROGRESS SET



PROPOSED SCHEMATIC
LOWER LEVEL PLAN DINING LAYOUT 2

**STAR VALLEY RANCH
ASSOCIATION
MEMBER CENTER**

TOWN OF STAR VALLEY RANCH
LAWSON COUNTY, WYOMING

**DUBBE MOULDER
ARCHITECTS**

1322 1/2 Main St. PO Box 1000
Julesburg, CO 80601 Phone: (970) 799-9944

17 North First St.
PO Box 225
Julesburg, CO 80601 Phone: (970) 794-0214

**PROPOSED SCHEMATIC
LOWER LEVEL PLAN
DINING LAYOUT 2**

PROGRESS SET

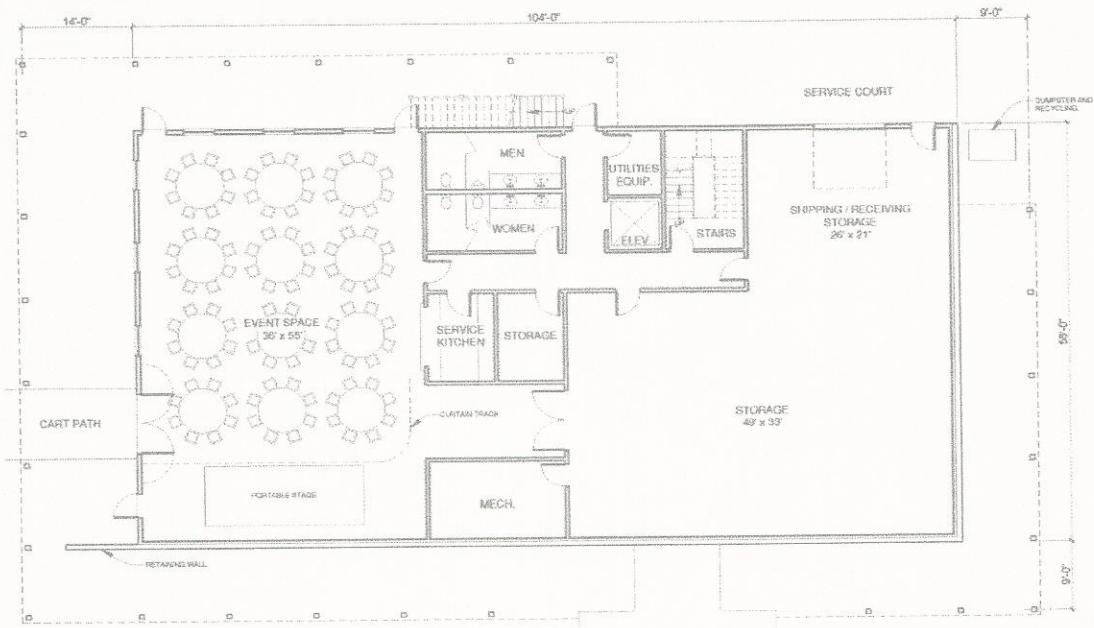
DATE: MAY 16, 2013

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 1226

A2.1

NOT FOR
CONSTRUCTION
PROGRESS SET



PROPOSED SCHEMATIC
LOWER LEVEL PLAN DINING LAYOUT 3

NOT FOR
CONSTRUCTION
SET

**STAR VALLEY RANCH
ASSOCIATION
MEMBER CENTER**

TOWN OF STAR VALLEY RANCH
LINCOLN COUNTY, OREGON

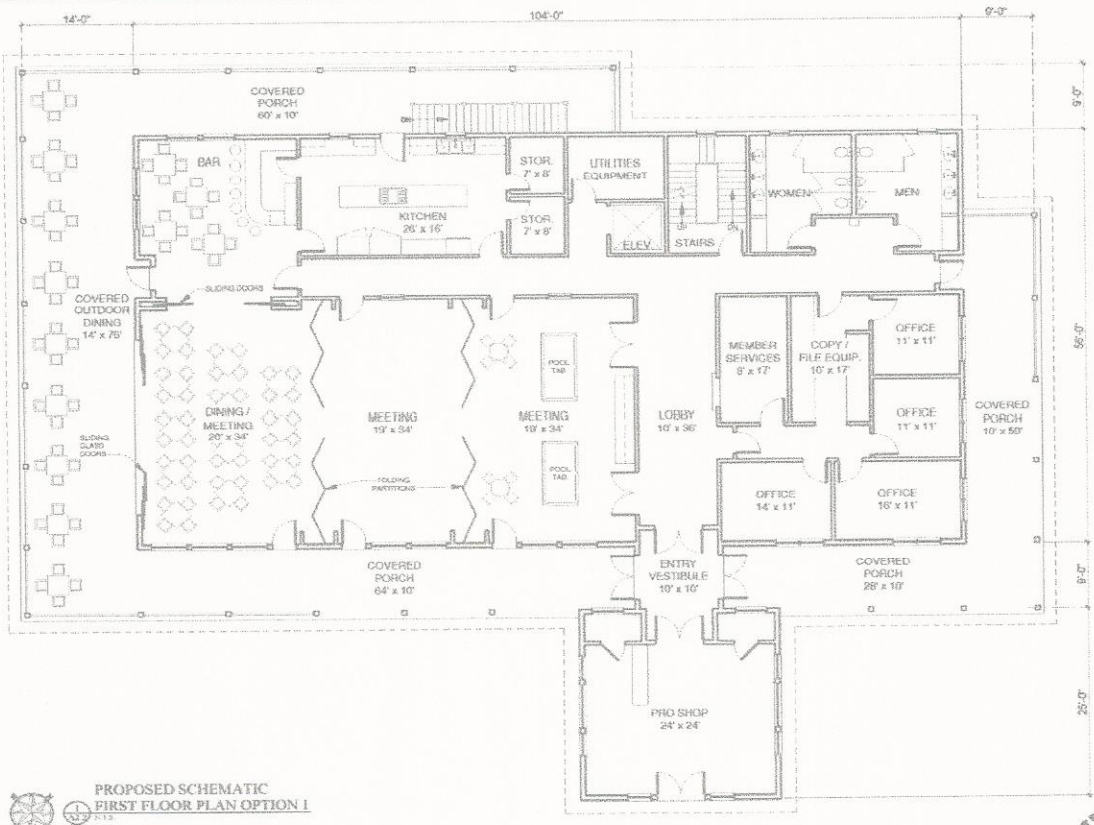
**DUBBE MOULDER
ARCHITECTS**

ADDRESS: 1140 Alpine Lane, Suite 200, Star Valley, OR 97143
PHONE: 503-735-4444
WWW: WWW.DUBBEARCHITECTS.COM

OWNER: STAR VALLEY RANCH ASSOCIATION
ADDRESS: 1140 Alpine Lane, Suite 200, Star Valley, OR 97143
PHONE: 503-735-4444
WWW: WWW.DUBBEARCHITECTS.COM

DATE: JULY 18, 2019
DRAWN BY: NTS
CHECKED BY: []
PROJECT NO.: 1228

A2.1



PROPOSED SCHEMATIC
FIRST FLOOR PLAN OPTION 1

NOT FOR
CONSTRUCTION
SET

**STAR VALLEY RANCH
ASSOCIATION
MEMBER CENTER**

TOWN OF STAR VALLEY RANCH
LINCOLN COUNTY, OREGON

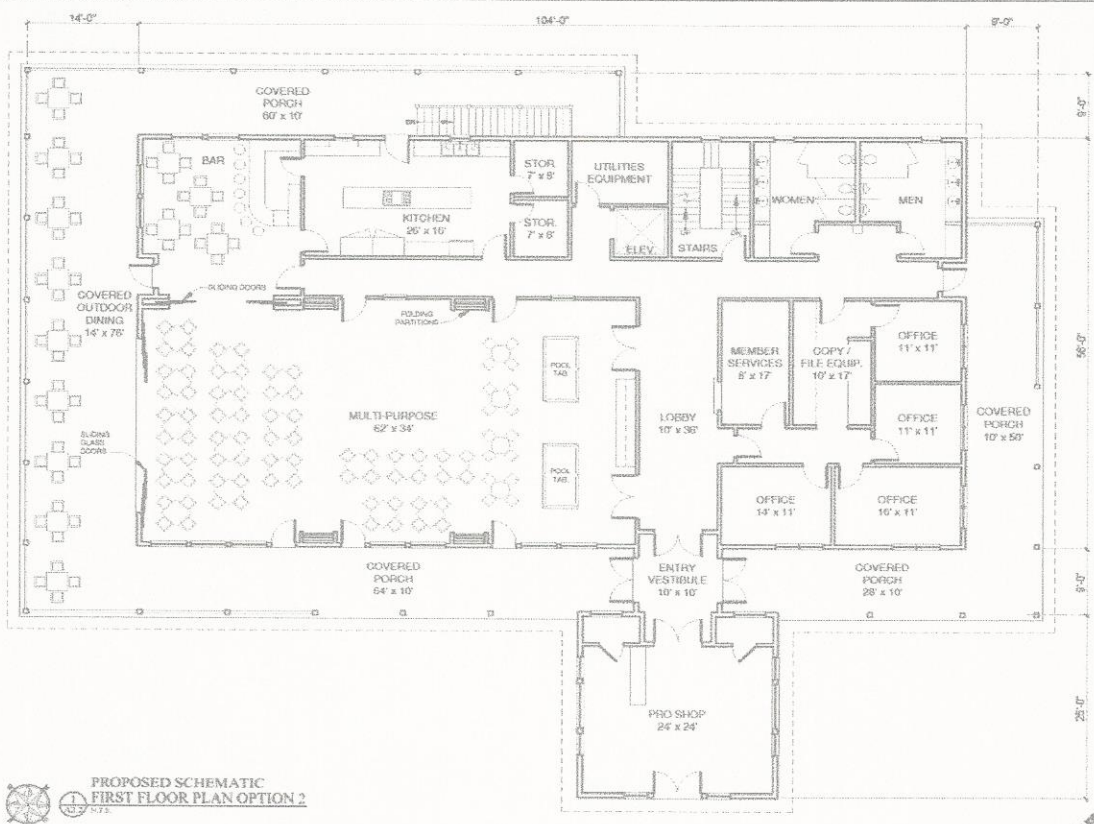
**DUBBE MOULDER
ARCHITECTS**

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PHONE: 503-735-4444
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OWNER: STAR VALLEY RANCH ASSOCIATION
ADDRESS: 1140 Alpine Lane, Suite 200, Star Valley, OR 97143
PHONE: 503-735-4444
WWW: WWW.DUBBEARCHITECTS.COM

DATE: JULY 18, 2019
DRAWN BY: NTS
CHECKED BY: []
PROJECT NO.: 1228

A2.2



PROPOSED SCHEMATIC
FIRST FLOOR PLAN OPTION 2

STAR VALLEY RANCH ASSOCIATION MEMBER CENTER
TOWN OF STAR VALLEY RANCH LINCOLN COUNTY, WYOMING

DUBBE MOULDER ARCHITECTS
1500 N. Grand Ave. Ste. 100, Suite 100
Julesburg, CO 80701
Phone: (970) 733-8500
www.dubbe.com

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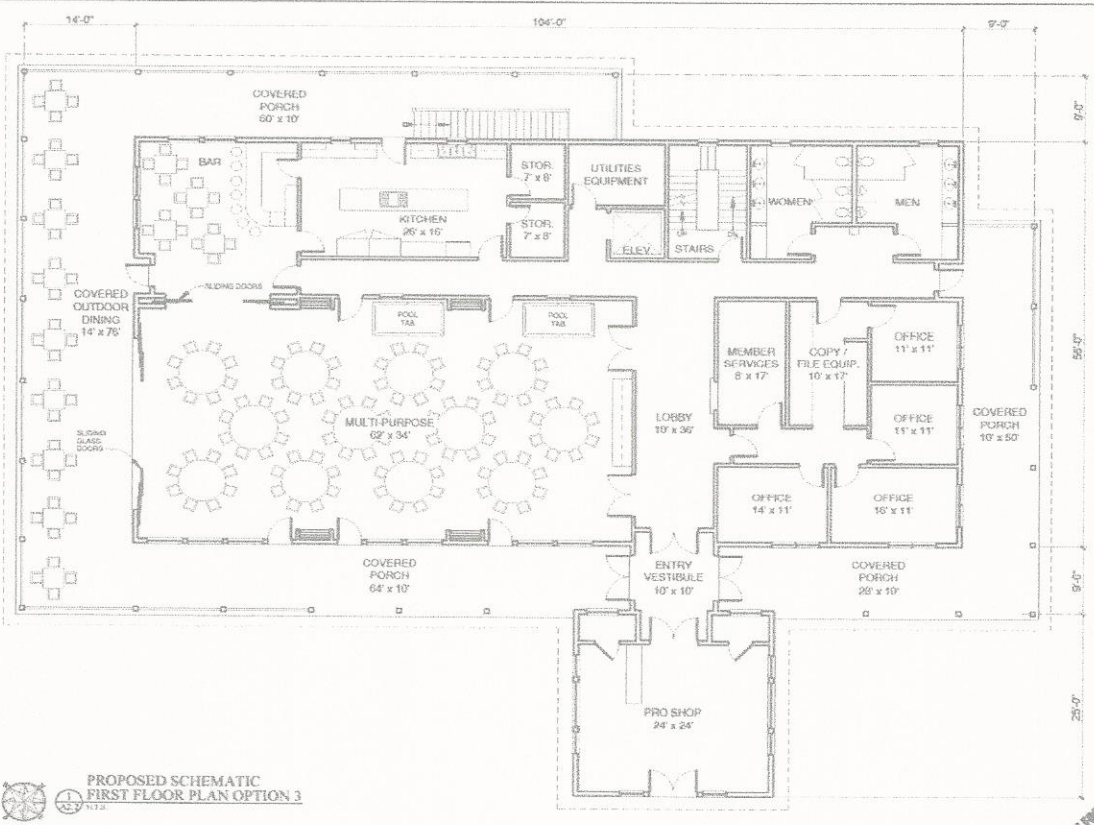
PROPOSED SCHEMATIC FIRST FLOOR PLAN OPTION 2

PROGRESS SET

DATE: MAY 15, 2013
DRAWN BY: N.T.S.
CHECKED BY: J.M.S.
SCALE: AS SHOWN

A2.2

NOT FOR CONSTRUCTION PURPOSES SET



PROPOSED SCHEMATIC
FIRST FLOOR PLAN OPTION 3

STAR VALLEY RANCH ASSOCIATION MEMBER CENTER
TOWN OF STAR VALLEY RANCH LINCOLN COUNTY, WYOMING

DUBBE MOULDER ARCHITECTS
1500 N. Grand Ave. Ste. 100, Suite 100
Julesburg, CO 80701
Phone: (970) 733-8500
www.dubbe.com

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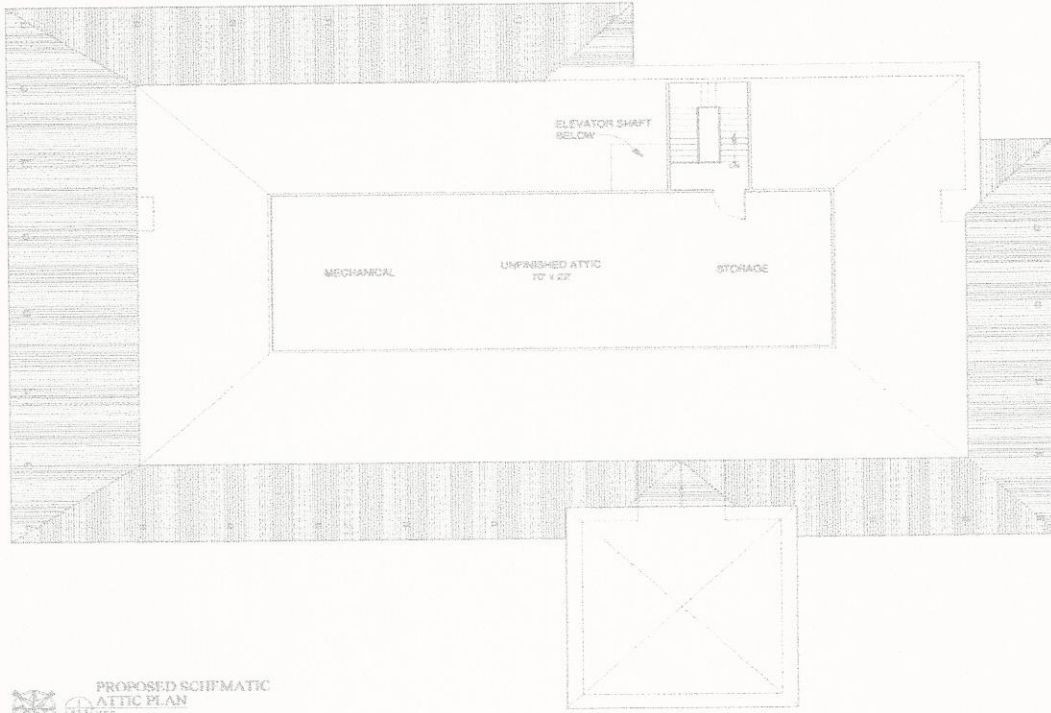
PROPOSED SCHEMATIC FIRST FLOOR PLAN OPTION 3

PROGRESS SET

DATE: MAY 15, 2013
DRAWN BY: N.T.S.
CHECKED BY: J.M.S.
SCALE: AS SHOWN

A2.2

NOT FOR CONSTRUCTION PURPOSES SET



PROPOSED SCHEMATIC
ATTIC PLAN

STAR VALLEY RANCH ASSOCIATION MEMBER CENTER

11000 STAR VALLEY RANCH DRIVE, SUITE 100, DALLAS, TEXAS 75244

DUBBE MOULDER ARCHITECTS

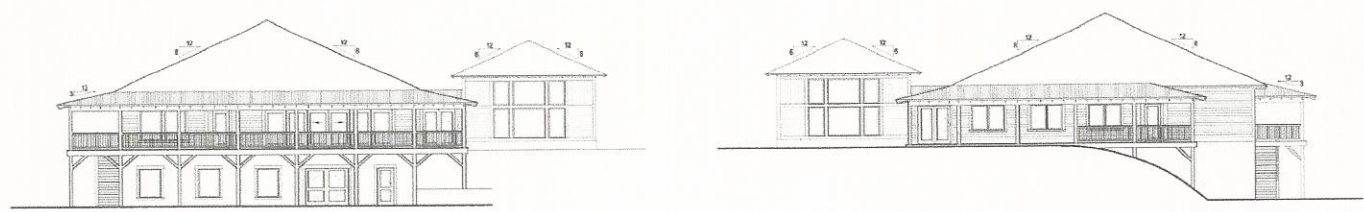
1300 ALBUQUERQUE BLVD., SUITE 100, DALLAS, TEXAS 75244
 214-343-1111
 www.dubbe.com

PROPOSED SCHEMATIC ATTIC PLAN

PROGRESS SET

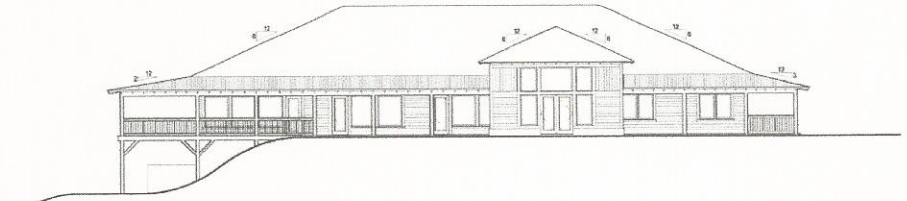
DATE: 11/11/11
 DRAWN BY: []
 CHECKED BY: []
 PROJECT NO.: 11111
 SHEET NO.: A2.3

NOT FOR CONSTRUCTION SET



WEST ELEVATION

EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

- EXTERIOR MATERIALS**
1. REFER TO THE CONSTRUCTION SPECIFICATIONS FOR THE EXTERIOR MATERIALS.
- ROOFING**
1. ALL ROOFING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- EXTERIOR WALLS**
1. ALL EXTERIOR WALLS SHALL BE CONFORMANT WITH THE LOCAL BUILDING CODES. THE EXTERIOR WALLS SHALL BE FINISHED WITH THE MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL EXTERIOR WALLS SHALL BE FINISHED WITH THE MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS. THE EXTERIOR WALLS SHALL BE FINISHED WITH THE MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS.
- EXTERIOR FLOORS**
1. ALL EXTERIOR FLOORS SHALL BE FINISHED WITH THE MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS.
- EXTERIOR DOORS AND WINDOWS**
1. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH THE MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS.
- EXTERIOR STAIRS**
1. ALL EXTERIOR STAIRS SHALL BE FINISHED WITH THE MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS.
- EXTERIOR BALCONIES**
1. ALL EXTERIOR BALCONIES SHALL BE FINISHED WITH THE MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS.
- EXTERIOR LIGHTING**
1. ALL EXTERIOR LIGHTING SHALL BE FINISHED WITH THE MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS.

STAR VALLEY RANCH ASSOCIATION MEMBER CENTER

11000 STAR VALLEY RANCH DRIVE, SUITE 100, DALLAS, TEXAS 75244

DUBBE MOULDER ARCHITECTS

1300 ALBUQUERQUE BLVD., SUITE 100, DALLAS, TEXAS 75244
 214-343-1111
 www.dubbe.com

PROPOSED SCHEMATIC ATTIC PLAN

PROGRESS SET

DATE: 11/11/11
 DRAWN BY: []
 CHECKED BY: []
 PROJECT NO.: 11111
 SHEET NO.: A3.1

NOT FOR CONSTRUCTION SET

Activity	Start Date	Finish Date	2013												2014												2015									
			Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July			
			Programming and Schematic Design	January 1, 2013	May 18, 2013	[Green Bar]					Programming and Schematic Design																									
Community Presentation	May 18, 2013	May 18, 2013												[Icon] Community Presentation																						
Design Development & Construction Documents	May 18, 2013	August 15, 2013	[Red Bar]					Design Development & Construction Documents																												
Submit Documents for Building Permits	August 15, 2013	August 15, 2013												[Icon] Submit Documents for Building Permits																						
Town of Star Valley Ranch & Lincoln County Plan Review	August 15, 2013	August 31, 2013												[Green Bar]	Town of Star Valley Ranch & Lincoln County Plan Review																					
Solicit Bids from Qualified Contractors	August 15, 2013	September 30, 2013												[Blue Bar]	Solicit Bids from Qualified Contractors																					
Contractor Bids Due	October 1, 2013	October 1, 2013												[Icon] Contractor Bids Due																						
Contractor Selection and Contract Negotiation	October 1, 2013	October 15, 2013												[Red Bar]	Contractor Selection and Contract Negotiation																					
Demolition of Existing Barn & Silo Structures	October 15, 2013	November 15, 2013												[Orange Bar]	Demolition of Existing Barn & Silo Structures																					
Option #1 Commence Construction	November 15, 2013	November 15, 2013												[Icon] Option #1 Commence Construction																						
Construction Administration Option #1	November 15, 2013	January 15, 2015												[Orange Bar]														Construction Administration (On-Going 14 Months)								
Option #2 Commence Construction	April 15, 2014	April 15, 2014												[Icon] Option #2 Commence Construction																						
Construction Administration Option #2	April 15, 2014	June 15, 2014												[Red Bar]														Construction Administration (On-Going 14 Months)								

BASELINE PROJECT SCHEDULE OUTLINE presented here is intended to identify possible initial Project planning schedules and milestones only. This schedule may change as the Project develops and is further defined.

There was much discussion regarding the Star Valley Ranch Association Member Center project. Those comments are available and on file at the Star Valley Ranch Association office.

- Director Toolson made the following motion: I move the Board of Directors of Star Valley Ranch Association move forward with the Star Valley Ranch Association Member Center project and authorize the Chairman to sign a contract with Dubbe Moulder Architects for the detailed Architectural & Engineering design of the building we have been discussing today. Vice Chairman Denney seconded the motion. Motion passed unanimously.

5. Adjournment:

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


Meeting adjourned at 11:20 a.m.




Chairman Mike Blackman



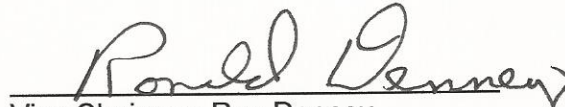
Secretary/Treasurer Ann Earl



Director George Toolson



Director Robert Lujan



Vice Chairman Ron Denney

Director Jere Kovach



Director Derk Izatt