

Star Valley Ranch Association
Board of Directors Meeting
May 18, 2017
7:00 p.m.
Town Hall

Mike Wardle: Chairman - Present
Ron Denney: Vice Chairman – Present
Donna Thompson: Treasurer – Present via teleconference
Marsha Combe: Secretary – Present via teleconference
Bob Meikle: Director - Present
George Toolson: Director - Present
Jere Kovach: Director - Present

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 thanked Council Person Sue Abrams for opening the building and for letting us use the facilities.

1. Adopt Agenda:*

- Director Toolson made a motion to adopt the agenda.
Director Kovach seconded the motion.
Motion passed unanimously.

2. Approval of Minutes for April 2017 Board Meeting:*

- Director Kovach made a motion to approve the April 2017 Board of Directors meeting minutes as written.
Director Toolson seconded the motion.
Motion passed unanimously.

3. Standing Committee & Special Reports:

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

We have run into a little snag with getting the driveway back. (Cedar Creek Drive)
The Town wants to do a plat adjustment before they make a motion and recommendation before the citizens of Star Valley Ranch. It's still in line to keep moving forward for us to get the driveway back.

B. Golf and Greens Committee Report: Director Toolson gave the following report:

Believe it or not we really do have all 27 holes on Star Valley Ranch open and ready for play. If "Mother Nature" will cooperate, folks will be able to go out and enjoy a little Spring Time golfing on both great courses. Both the ladies and men's associations have

kicked off their respective league play. The ladies play on Tuesday and Thursdays, while the men's organization plays on Monday and Wednesday throughout the summer and into the fall season. For more information on joining wither of these groups, please inquire with our golf pro, Ben Whalen at the Pro Shop. Ben has got a lot of the merchandise out in his new temporary surroundings. For the time being, the Pro shop is currently located in Duffers Lounge, inside the Barn. Hopefully the other 2/3rds of the new Pro Shop shows up SOON!

Kurt Richmond has his crew assembled and back in action mowing, testing irrigation, dealing with mechanical issues, and multitude of other projects to get both courses ready for the season, Our favorite little furry critters, "the voles", seem to have caused considerably less damage to the courses than a year ago.

Early upcoming tournaments include; the 1st Annual Member/Member Tournament scheduled for June 1st and 2nd, The Wildland Firefighter Tournament 1 day later on June 3rd, the Star Valley Medical Center Tournament on June 9th, the Mixed Moose Tournament on June 16th and 17th, and Property Owners Weekend on June 23rd and 24th. Please see the Pro Shop for information on entering any of these tournaments.

"IF" the sun ever comes back out, go check out the conditions of your golf courses, I bet you will be impressed.

- C. House & Entertainment Report: Secretary Combe gave the following report:**
The next event is the Mexican Fiesta Dinner/Dance on May 27th. Dinner will start at 6pm and Dancing at 7pm SVRA will provide taco's and everyone else is encouraged to bring a side dish to share. The band is "Blazin Aces". This is a family friendly event.
- D. Election Committee Report: Secretary Combe gave the following report:**
We have the Election/Ballot Counting Committee together.
- Secretary Combe made a motion to approve Election Committee Members: Fran Moore-Chair, Gayle Brice- Co-Chair, Sandy Roundy, Diane Endres, Dolores Albers, Larry Brice, Brent Moore, Lee Hanson, Beth D'Souza, Armida Earl, Cathy Toolson, JoAnne Braun, Gary Braun and Margaret Zakoor.
Remove Ann Earl as previously approved.
Director Toolson seconded the motion.
Motion passed unanimously.
- E. Utilities Report: Vice Chairman Denney gave the following report:**
If you noticed the Silo has been taken down. Ernie is working to get area cleaned up for the 3 modular buildings to be moved in for the Cedar Creek Pro-shop and SVRA office.

The Aspen Hills building will stay open this summer as the pro-shop and closed during the winter.

Bob Manning asked what the future plans for Aspen Hills building are?

Vice Chairman Denney replied there are no plans as of now. It would take a vote by the membership. The pro-shop will be where it is now, also there will be storage.

Question was asked if Aspen Hills office will be handicap accessible.

Chairman Wardle stated none of our buildings are ADA approved. That is one of the reasons we moved forward with the modular buildings. So we have ADA approved restrooms and access.

D. Architectural Control Committee Report: Director Meikle gave the following report:

Permits approved April 1 through May 2017:

3 Roofs

3 Fences

1 Detached Garage

4 New Homes

2 Decks

We are actively working with the Town for better communication. Thank you to Sue Abrams for her helping with the communication process between the Association and the Town.

Chairman Wardle stated that we are working hard to reduce the turnaround time with the building permits we receive. I don't think any have gone longer than 5 days. If the Town adopts our DCCR's they will be sued for discrimination. The Association can discriminate all we want. We can say no to a lot of things they cannot. They are trying to avoid a lawsuit, it's for further annexation. Nothing can happen on the Association property without the Association's approval.

There was much discussion about the difference between modular and manufactured homes.

Chairman Wardle stated this Board will not approve a manufactured home, and hopes the Association stays with the decision they have not to allow them. If it says HUD on it I will not approve it.

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

Account Statements: All bank accounts have been reconciled for April without discrepancy.

Assessments:

2009 Lawsuit through 2016: 76 Lots unpaid (3.77%).

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2017 Assessment Status: 1603 Lots (79.51%) paid in full.

The Board set the 2017 assessment at \$360.60. A payment of \$360.00 will not bring your balance current and will in turn make you ineligible to vote or receive member pricing. If you are unsure if your assessment is paid in full, please call the office, we are happy to help. Those that had a balance of \$1.00 or less were sent statements included with their Notice of Annual Meeting packet.

Business Activities:

The monthly transfers for the allocations of Annual Assessments transferred from the Operations Checking account are:

- The transfer for Barn/Silo Redevelopment into the Restricted Account was as follows:
2012 - \$44.09 (1 lot x \$44.09 for each assessment paid)
2013 - \$40.00 (1 lot x \$40.00 for each assessment paid)
2014 - \$40.00 (1 lot x \$40.00 for each assessment paid) Total = \$124.09
The account balance as of 2/28/2017 is \$148,030.92 which includes accumulated interest, minus any approved expenditures.

- The monthly transfers for the Major Maintenance Reserve Account was as follows:
2015 – \$21.88 (1 lot X \$21.88 for each assessment paid)
2016 – \$12.64 (1 lot x \$12.64 for each assessment paid)
2017 – \$607.59 (157 Lots x \$3.87) Total = \$642.11
The account balance as of 3/31/2017 of \$37,197.12 including accumulated interest minus any approved expenses.

Opening the additional account for SVRA future needs will require Board members signatures which will be gathered once the annual election is complete. Once the account setup is complete the funds allocated per each assessment will be reported as are the above accounts. The running balance, as of 4/30/2017, of the future transfer is \$10,025.24. These funds currently remain in our operating account. The balance is calculated using the following figures:

2016 End of Year Reconciliation Allocation - \$88,625.24
1535 Assessments collected @\$40.00/lot as of 4/30/2017 - \$61,400.00
Total of transfers to Future Needs: \$150,025.24

Future Needs Funds allocated to use in 2017 (as of 5/17/2017): \$140,000.00

Balance of Account: \$10,025.24

An overview of SVRA Financials finds that April Gross Profit slightly above budgeted levels and Total Expense slightly above budgeted levels (4.9%) resulting in year-to-date Net ordinary income prior to depreciation at 97.3% of budgeted levels. The YTD cash assets (3/31/2017 Balance Sheet) Total \$1,707,215.97. The summary of the financials are, as always, available on the SVRA website.

Facilities:

Ernie has been getting the pool ready for the upcoming season. We are planning on a Memorial Day weekend opening for Cedar Creek Pool this year. Last weekend Rebecca Hutchinson had her sign-ups for summer swimming lessons at the pool, as always people are excited and anxious about the lessons that Rebecca provides using our pool. Rebecca is an independent contractor that basically rents our pool for her use to instruct lessons. Star Valley Ranch Association does not regulate or control swimming lessons. As a rental of the pool we do provide life guards for lessons, just as we provide lifeguards for any private pool use.

Barn/Silo:

Ernie has been busy prepping the barn and the former silo location for the upcoming changes. He has been busy adding a ladies restroom to the barn at the main entrance, and getting the utilities and site work ready to bring in the modular unit.

With all the changes being made to facilities please watch the marquee, email, website and our Facebook page for updates, hours and schedule of events.

Pro Shop:

Ben has been busy contacting vendors, sponsors and getting everything ready for a busy summer season. He has set up and been operating a temporary Pro Shop in the Duffer's location. Ben is as excited as everyone else is for the summer season at Star Valley Ranch and would like to get golfers out on the course.

Cedar Creek and Aspen Hills are now open daily from 9 a.m. – 6 p.m. We will extend the hours once it warms up. We plan to implement summer rates Friday May 26th.

Duffer's:

Heather Budge will take the reins as bar manager this year. Heather is excited to get started and is ready to open as soon as we can get the pro shop moved. We are planning on a Memorial Day Weekend opening for Duffer's as well. Heather is planning on bringing back many of your favorite bartenders this year.

5. Old Business:

Carolyn Thacker asked why the .60 cents was added to the assessment amount.

General Manager Booker stated that this is the maximum annual assessment. If we don't raise it to the maximum, then the next year we have been told the base would have to start where we started the year before, this gives us that boost every year. It was .61 cents last year. We included past due statements with Election Packets.

Carolyn Thacker stated you are assuming people will read the election packet?

General Manager Booker replied yes.

Chairman Wardle said that will be the Election Committees biggest problem will be qualifying votes this year, there are 150 properties that have not paid in full and therefore are not eligible to vote in the election. This issue will also drop the quorum number.

Gary Braun asked since there is only 1 person running for the Board has there been any discussion about having only 5 Board Members.

The Board all agreed that they thought the Board should consist of 7 Board Members.

6. New Business: None Stated

7. For the Good of the Order:

Bob Lujan stated he had heard a rumor that pickle ball is going in on the tennis courts.

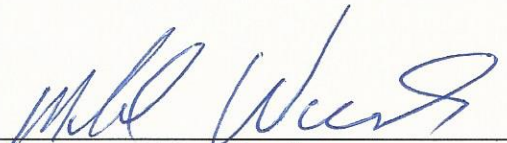
Chairman Wardle stated that it was not a rumor. And we are waiting on the GM to decide where to paint the lines.

General Manager Booker said that she took this to the Board the other day with options. The basketball courts are not an option because it is not zoned for recreational. Only 301 signed up for tennis last year. We plan to only use 1 court for pickle ball this year. We will see how it goes.

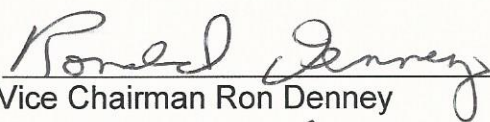
There was much discussion about concerns for both sides and the Board said it's not a done deal yet. We will look into the future of pickle ball.

8. Adjournment*

- Vice Chairman Denney made a motion to adjourn.
Director Toolson seconded the motion.
Motion passed unanimously at 8:12 p.m.



Chairman Mike Wardle



Vice Chairman Ron Denney

Treasurer Donna Thompson

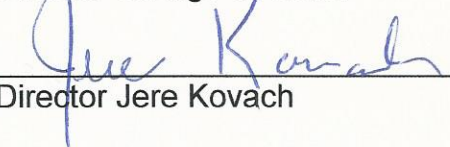


Secretary Marsha Combe



Director George Toolson

Director Bob Meikle



Director Jere Kovach