

Star Valley Ranch Association  
Board of Directors Meeting  
November 17, 2012  
9:00 a.m.  
Town Hall

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

**Call to order:**

Chairman Blackman called the meeting to order at 9:02 a.m. and stated that there was a quorum and called for the Pledge of Allegiance.

Chairman Blackman recognized Councilman Koch from the Town of Star Valley Ranch.

**1. Adopt Agenda:\***

- Director Izatt made a motion to adopt agenda as written.  
Vice Chairman Denney seconded the motion.  
Motion passed unanimously.

**2. Approval of Minutes for October 2012 Board Meeting:\***

- Vice Chairman Denney made a motion to approve the October 2012 Board Meeting Minutes as written.  
Director Izatt seconded the motion.  
Motion passed unanimously.

**3. Standing & Special Committee Reports:**

**A. Chairman's Report: Chairman Blackman gave the following report:**

Since this is the last meeting of the Board of Directors for 2012, I would like to review some of the major issues that the Board and various committees have worked on during the year.

Probably the most evident project has been the implementation of the compliance effort of the DCC&R's. Despite some hiccups in the start-up, the first compliance company quit suddenly due to internal problems requiring the hiring and training of a second company, the program has progressed well and voluntary compliance by the membership has been very much appreciated. To date we only have one item that has been advanced to the attorney out of 52 visits with the lot owners, resulting in a total of 14 friendly notices. While we continue to have surveillance and visits, I believe we are getting this item under control and hope many of you have noticed the improvements.

The six lots that were vacated last year were zoned this year as Single Family Special Use after much consultation among the Board, the Town Council, and the P&Z Board. This zoning is not exactly what we wanted, the Board of Directors believed that the most appropriate zoning should have been Private Recreation, but was significantly better than the first town Proposal of Single Family Non-conforming Use which would have severely limited our ability to repair or improve the properties for continued use.

The H&E Committee was also very active and organized 14 events over 7 months that included something for nearly everyone on the Ranch. Our thanks go to all the committee members and other volunteers including the SVRA staff that made these events successful. I think this was one of the best years for this Committee and we look forward to another great year in 2013.

The Board of Directors also faced some interesting challenges with two members submitting their resignations. We are grateful to Alycyn Culbertson and Kathy Daulton for their service and wish them the best in their future. We were able to fill their terms for this year thanks to the willingness of Bob Lujan and Jerry Kovach who have stepped forward and volunteered to work with the board and hit the ground running. I appreciate all their help. As a result of these vacancies, we will have three positions to fill at the June Annual Meeting. If anyone has a desire to join the Board and contribute to the success of our community, I would encourage them to contact one of the members or the Ranch Manager to start the process as soon as possible.

Finally the Board started working on a project that has the potential to benefit all the membership for many years to come. This project is the "Silo/Barn redevelopment project". As you will hear later, Bob Lujan has been working at a fevered pitch to move this long neglected project forward to be able to present the first pass to the membership for further input early next year for a potential start in September 2013.

Finally, I would like to express my appreciation to all of the SVRA staff members for their willingness to make everything work seamlessly. We are fortunate to have you all.

This concludes my final report for this year.

**B. Utilities Report: No report.**

**C. Finance & Legal Report: Chairman Blackman gave the following report:**

The DCC&R lawsuit is still in the Judge's hands, and we are not sure when we will get a response.

The Finance and Legal Committee did not have an official meeting since the last Board of Director's meeting in October. Members of the committee did meet with three local banks to discuss the potential of obtaining a loan for a portion of the Silo/Barn Redevelopment project. Our intention was to determine what interest rates might be and to understand if the banks would even be amenable to making a loan for up to \$500,000. To date all of the banks were interested in making the loan, although we have no official letters indicating such.

We do not plan to meet again until the spring unless needed. My thanks go out to Marcus Weber, Bob Saunders and Jerry Kovach for their time and effort.

**D. Architectural Committee Report: General Manager Sessions read the following report on behalf of the Architectural Committee:**

Since the last BOD meeting there have been three permits approved.

1-New Home

1-FenceVariance

1-RV Parking

**E. Golf and Greens Committee Report: No report.**

**F. House & Entertainment Committee Report: General Manager Sessions read the following report prepared by Director Earl:**

The annual Trunk or Treat was a huge success this year. The location was changed to the airstrip, which seemed to work very well. We had an estimated 250 children, 55 or so trunks and 50 or so cars that just brought their children. Glow sticks were given out by SVRA to all the children, which gave the event a very festive setting. We had great volunteers! Peggy and Tom Gouvisis and Sue and Jerry Singleton, helped with directing traffic and making sure everyone had a great and safe time. There were numerous requests to bring the haunted house back that was held in past years at the barn. Something we will look into for next year. Tallia and Ernie did a great job getting the word out about the change of location for the Trunk or Treat and decorating the entrance. Thanks also to SVR Town and Mayor Siddoway, for providing temporary restroom facilities for the event.

**G. DCC&R Compliance Report-General Manager Sessions gave the following report:**

Voluntary improvements continue! Since the last meeting, there has been 1 Violation that was resolved and two additional complaints have been received and have been referred to Bud for visits with owners.

**H. Master Planning Report: Director Denney gave the following report:**

I am taking some pictures of the facilities. I am going to put together a draft of a master planning report.

**I. SVRA Barn/Silo Redevelopment: General Manager Sessions gave the following report on behalf of Director Lujan:**

Our Barn/Silo Redevelopment Committee has held several meetings with the Architect Firm of Dubbe/Molder. Based on our input, the firm prepared preliminary schematic building drawings. After review of the initial drawings we requested the Architect to prepare alternatives to better fit within our budget objectives. Alternative drawings were prepared. On Thursday, November 15th, we met with the Architect and discussed the alternative proposals. The Architect firm is now in the process of making changes to the schematic drawings we selected.

Ed Koch: What size of footprint are we looking at and what is contained within that footprint?

General Manager Sessions, it is still a moving target at the moment. We are still trying to get the project that we can afford. That being said the things that will be in there will be a pro shop, meeting/multi-purpose room, bar and grill/café.

Ron Thacker: Are you still looking at SVRA office facilities in the new building?

Chairman Blackman: yes, we are.

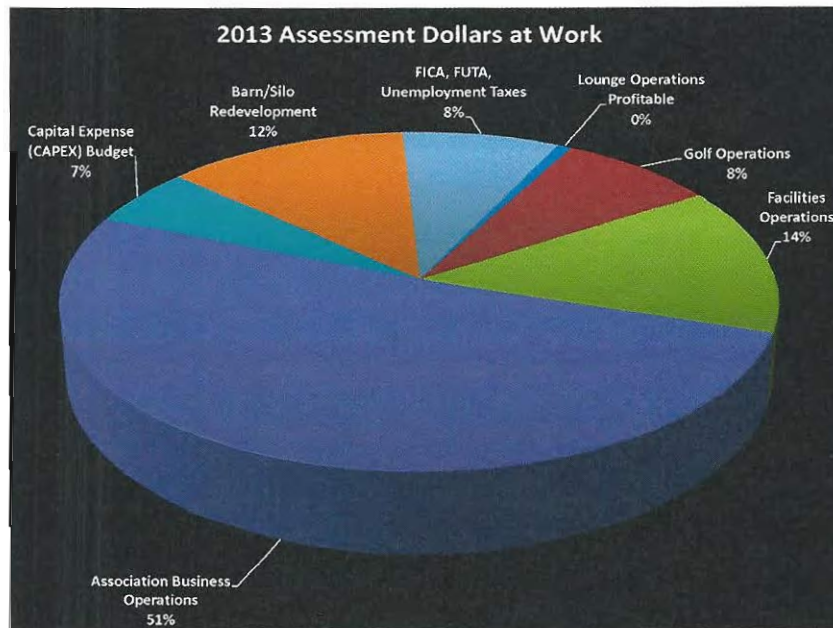
**J. 2013 Budget, Assessment and Schedule, and Fee Schedule Presentation presented by Chairman Blackman:**

During the presentation of this report, the following comments were made from the floor and responded to by the General Manager and Board of Directors.

The Maximum Annual Assessment  
is determined using the formula:

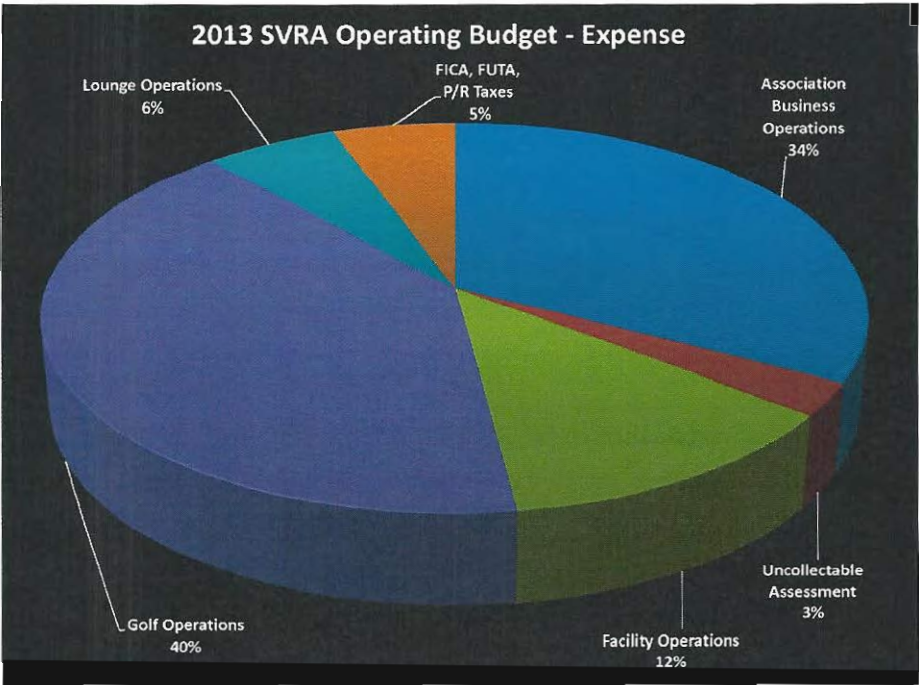
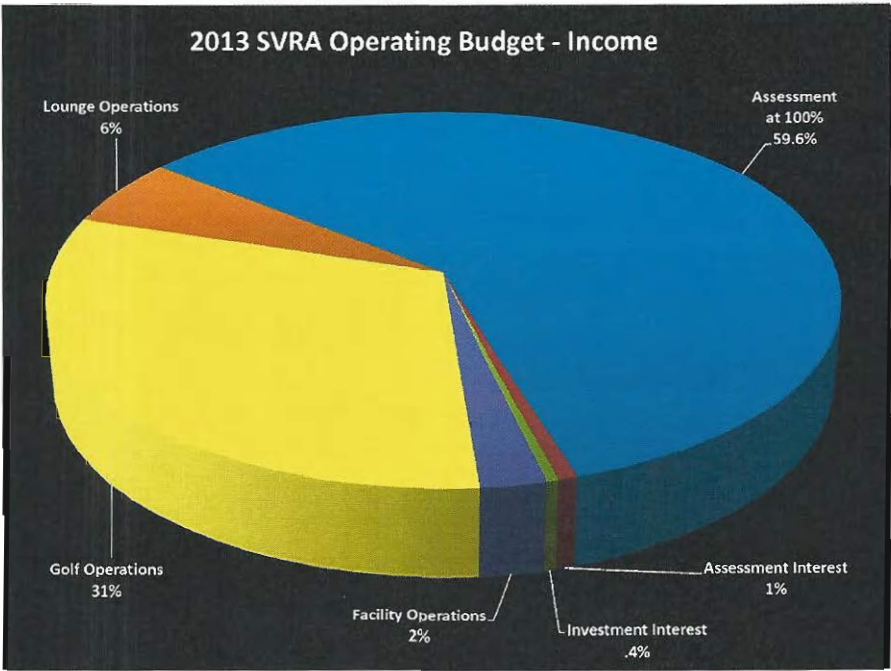
$$(\$75) \times (\text{CPI index for July, 2012} / \text{CPI index for July, 1972}) \\ = 2013 \text{ Maximum Annual} \\ \text{Assessment}$$

$$(\$75) \times (229.104/41.9) = \$410.09$$

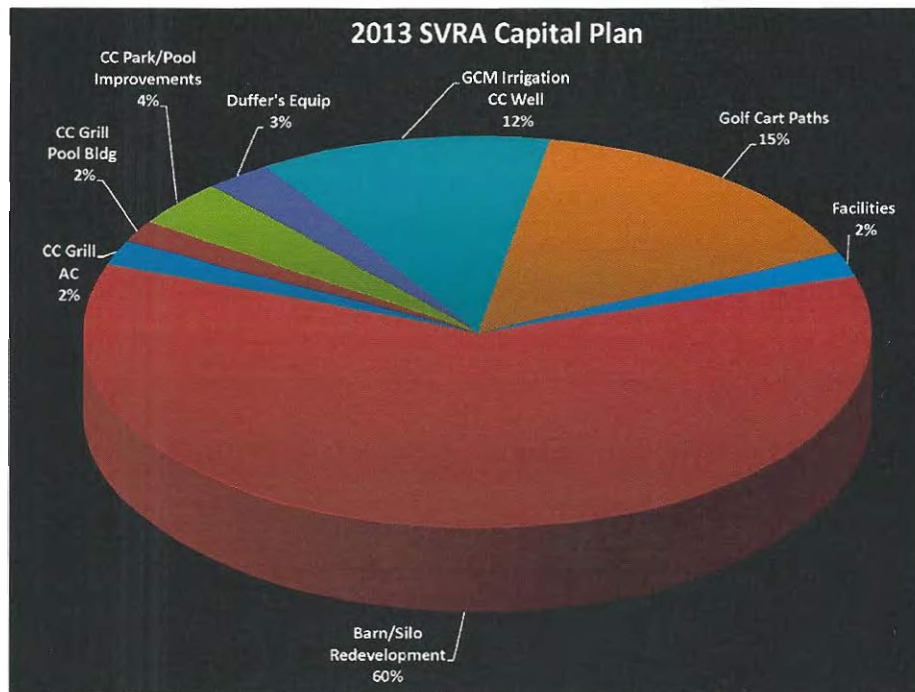


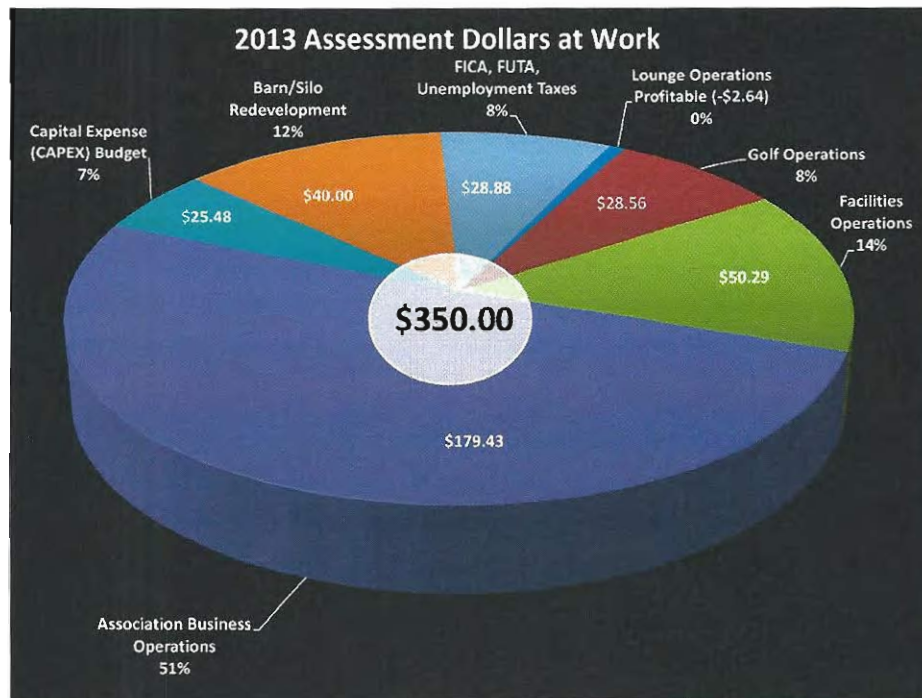
Mark Michaels: When you say the lounge was profitable, how much did the lounge make?

General Manager Sessions: Close to \$4000 this year.









## 2013 Assessment

- 2013 Assessment \$350
- To Be Billed 1/7-11/13
- Delinquent If Not Paid By 2/28/13
- If Not Paid By 3/31/13, Interest On Unpaid Balance Commences, retroactive to 3/1/13

Jim Vandel: What is the interest rate?

General Manger Sessions, 12% per annum as stated in the By-laws.

Ron Thacker: If I pay by the 31<sup>st</sup> of March will I be charged penalties?

Chairman Blackman: If you pay by March 31, 2013 you will not be charged interest.



## 2013 SVRA GOLF PRICES

Daily Golf Rates (Per Person)	Cedar Creek	Aspen Hills
• 9 Holes Walking or With Private Cart and Annual Trail Fee Paid	\$13	\$10
• 9 Holes With Private Cart and Daily Trail Fee Required	\$16	\$13
• 9 Holes With SVRA Cart	\$18	\$15
• 18 Holes Walking or With Private Cart and Annual Trail Fee Paid	\$25	\$18
• 18 Holes With Private Cart and Daily Trail Fee Required	\$31	\$24
• 18 Holes With SVRA Cart	\$32	\$25



## 2013 SVRA GOLF PRICES

### Special Seasonal Golf Rates

- After 2:00 PM Daily All Summer 18 Holes  
With a Cart (SVRA or Private Carts)  
(Spring & Fall All Day)

### Cedar Creek

\$25

### Aspen Hills

\$18

- After 2:00 PM Daily All Summer 9 Holes  
With a Cart (SVRA or Private Carts)  
(Spring & Fall All Day)

\$13

\$10

### All Day Rates

- All Day Golf With Cart Spring & Fall / Summer  
(Both courses space permitting)

\$40/\$45

\$40/\$45

## 2013 SVRA GOLF PRICES

### Trail Fees - Private Carts Daily Fee

### Cedar Creek

### Aspen Hills

- 9 Hole Daily Trail Fee (per person)
- 18 Hole Daily Trail Fee (per person)

\$3

\$3

\$6

\$6

### Trail Fees - Private Carts Annual Fee

- Cart Trail Fee Season for Private Cart
- Each Additional Private Cart

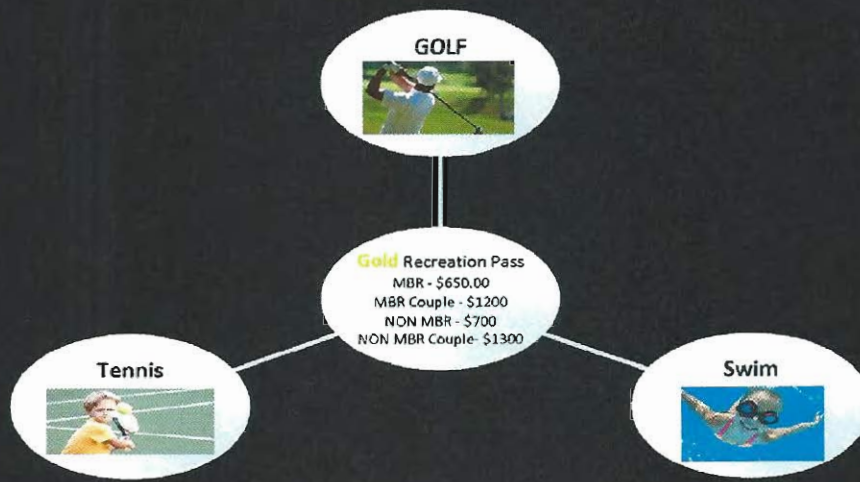
\$250

Included

\$100

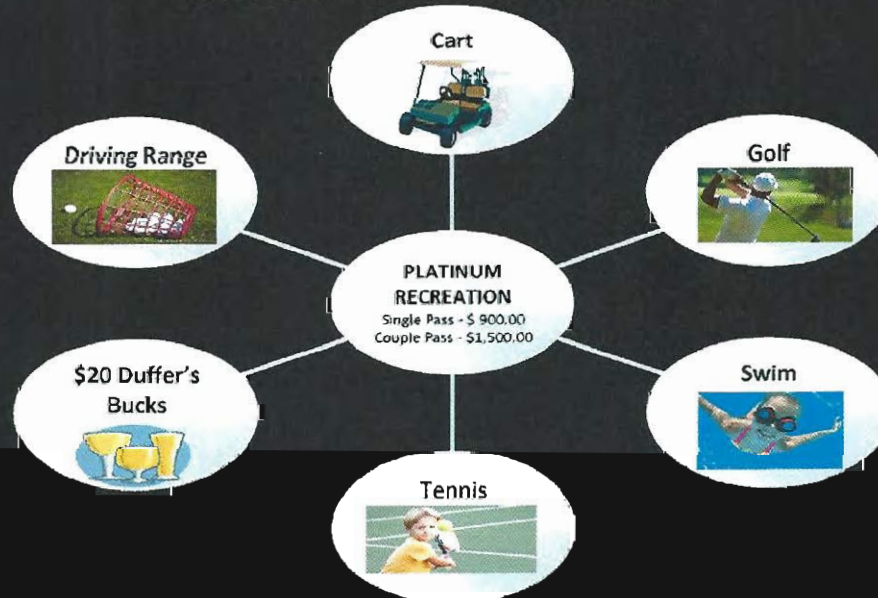
Included

## 2013 SVRA **GOLD** RECREATION PASS



Prices are available ALL YEAR!

## New for 2013! SVRA PLATINUM RECREATION PASS!



Couples Pass includes 2 of everything listed.  
 Items included are not transferable!

Ron Boulter: For the daily fees will are the member and non-member rates the same?

General Manager Sessions, "yes."

## 2013 SVRA GOLF PRICES

### Recreation and Seasonal Golf Passes Cedar Creek and Aspen Hills

- **SVRA Platinum Recreation Pass** (Golf Both Courses, Trail Fee - Up To 2 Carts, Swim, Tennis, Driving Range and \$20 Per Person Duffer Bucks)  
\*SINGLE \$900 \*COUPLE \$1500
  - **SVRA Gold Members Recreation Pass** - (Golf, Swim and Tennis)  
\*SINGLE \$650 \*COUPLE \$1200
  - **SVRA Gold Non-Members Recreation Pass** - (Golf, Swim and Tennis)  
\*SINGLE \$700 \*COUPLE \$1300
  - **Season Golf Pass Jr.** (Both Courses) \$100
  - **Season Golf Pass - Aspen Hills** - \$150
  - **Driving Range Season Pass – Single/Family** **NEW!!** \$50/\$100
- \* 10% discount on all "Recreation Passes" for 70 years of age and older

Alycyn Culbertson: If I have buy a season pass does that include the driving range?

General Manager Sessions: The driving range is included with the Platinum Recreation Pass, not the Gold Recreation Pass.

## 2013 SVRA GOLF PRICES

### Golf Punch Cards

- |   |       |
|---|-------|
| • Golf Punch Card 20 - 9 hole rounds (\$260 value)              | \$240 |
| • Golf Punch Card 10 - 18 hole rounds (\$250 value)             | \$230 |
| • Golf Punch Card 10 - 18 hole rounds with a cart (\$320 value) | \$280 |

**Special Note: Both Courses - Under 16 years old, play free with paid adult**

## 2013 SVRA SWIM AND TENNIS PRICES

Swim and Tennis Annual Passes	Fee
• Swim Annual Pass	\$90
• Tennis Annual Pass	\$90
• Swim and Tennis Annual Pass	\$110
• Swim and Tennis Family Annual Pass (pass for Family of 5 and \$50 each additional over 5)	\$220

## 2013 SVRA SWIM AND TENNIS PRICES

Daily Swim and Tennis	Fee
• Child (12 & under) Daily Swim or Tennis SVR Residents & Family*	\$2.50
• Adult Daily Swim or Tennis SVR Residents and Family*	\$3
• Child (12 & under) Daily Swim or Tennis Non SVR Residents	\$3
• Adult Daily Swim or Tennis Non SVR Residents	\$4

## 2013 SVRA SWIM AND TENNIS PRICES

Swim and Tennis Punch Cards	Fee
• Tennis Punch Card (20 sessions)	\$50
• Swim Punch Card (20 sessions)	\$50
• Swim &/or Tennis Punch Card (20 sessions either swim or tennis)	\$50
<b>Snowmobile Fees</b>	
• Daily Permit	\$5
• Annual Permit	\$25

- **Director Izatt made the following motion:** I move that the Operating Budget (\$1,186,471.68 income, \$1,057,823.12 expense), Capital Budget (\$128,648.00), Fee Schedule and the Proposed Assessment (\$350 per lot) as just reviewed be approved.



Director Denney seconded the motion.

Ron Thacker: I would like the Board to consider giving the members a discount.

General Manager Sessions: Not as a response to you but, let me just give you a different perspective that is from the non-golfing members. They look at those rates and say, "why do I have to subsidize the golfers?" By giving members a discount, those non golfers feel they are subsidizing golf with their assessments. The golfing community is probably about 200 strong. The majority of the members here are non-golfers.

Director Izatt said that the Board understands that issue and will discuss it further at the next Board workshop.

Jim Vandel: I have talked to Kirk my understanding the purpose of our Association is DCC&R Enforcement and recreational opportunity. I have the opportunity whether I use those facilities or not. I do think that facilities here enhance my property value, whether or not I use them. I would like to see the Board emphasize that in these presentations.

Unknown Member: What is the cost of golf that is subsidized?

Chairman Blackman stated that it is about \$28.50 for golf operations. That does not include the cost of owning the golf courses.

Mark Michaels: When you say physical operations, what does that entail?

General Manager Sessions: That is literally opening the doors. Including salaries, supplies, goods offered for sale, utilities, etc...

That does not include insurance, taxes, etc..., costs to own the property. Last year I did try to break these things out for each individual department. It is very difficult because with things like insurance we get an umbrella policy that covers everything. If we were to buy separate policies for each department the Association would have to pay much more.

I could break the departments down again, as I did last year, but I believe there are better ways to spend two weeks. As breaking these down does not help manage our business, it only answers a question.

I would be happy to sit down and discuss the concerns you have Mark.

Mark Michaels, when does the annual profit and loss come out?

General Manager Sessions, the end of year unaudited profit and loss for 2012 will come out sometime around mid-month in January. It is posted on the website. The audited version is distributed with the election packet in May.

Chairman Blackman stated that there will be discussion of the fee schedule at the next Board of Directors workshop.

Motion passes unanimously.

- **Vice Chairman Denney made the following motion:** I move that the proposed Assessment Schedule as detailed in the prior presentation, initial mailing between January 7 and 13, 2013, to be

considered delinquent as of February 28, 2013, and if not paid by March 31, 2013 interest on the unpaid balance will be accrued effective March 1, 2013, be approved.

Seconded by Director Izatt.

Motion passes unanimously.

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

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

**Assessments**

**2009 Lawsuit Collection Status:** 12 Lots (.6%) have not paid in full (3 foreclosures).

**2010 Assessment Status:** 20 Lots (1%) have not paid in full (includes 12 from above).

**2011 Assessment Status:** 33 Lots (1.6%) have not paid in full.

**2012 Assessment Status:** 107 Lots (5.3%) have not paid in full compared to 84 (4.2%) for the same period last year.

The last statement distribution was 11/1. The office staff, on a regular basis, contacts delinquent accounts by phone attempting to secure payment on accounts. Some additional partial payments have also been received and will not be reflected in the above until paid in full. Finance charges (12%) are added to all past due accounts.

**Business Activities:** For the month of October, the allocation of \$1410.88 (32 lots X \$44.09) for each assessment paid was transferred from the Operations account into the Restricted Capital account for the Barn/Silo Redevelopment. This transfer brings the account balance to \$83,802.17 including accumulated interest.

A quick overview of SVRA Financials finds the YTD Total Income at 3.1% less than budget, reflecting a decline in swimming lessons income due to lack of qualified instructors, a decline in trail fees and punch cards, a late summer and fall decline in daily golf income shored up by solid increases by Duffers, pool rentals and golf course snack & beverage sales. On a positive note, expenses for the period have been managed to 4.6% under budget resulting in YTD October Net Ordinary Income of the Association better than budget by 7.8%. Unfortunately the weather did not provide us an extended golf season to further improve upon this year's golf operating results.

**Golf Operations**

**Pro Shop/Golf:** Final Inventory has been completed and the shop closed for the season, however we can special order to meet our members' golf equipment needs anytime throughout the winter.

**Golf Course Maintenance:**

There remain some projects weather has prohibited us from completing but they will be addressed in the spring. Our staff has completed spraying and preparations of the course for winter. They have thoroughly cleaned, waxed and stored the equipment away as well. Due to engraving problems, the final order of boulders has been delayed until next week but they will be placed upon receipt.

**Facilities:** Ernie has closed and winterized all seasonal facilities and has been getting his snow removal muscles loosened up. We are again planning on providing a skating rink again this year as well as groomed trails and groomed sled/tubing hill.

For those winter outdoor enthusiasts, watch your emails, we have an exciting winter season planned!

From your SVRA Staff – Have a Happy Thanksgiving and don't forget that Gift Certificates are available for Christmas at the office today!

**5. Old Business: None stated.**

**6. New Business: None stated.**


**7. For the Good of the Order: None stated.**

**8. Adjournment:\***

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

Meeting adjourned at 10:03 a.m.



  
Chairman Mike Blackman

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Vice Chairman Ron Denney

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Secretary/Treasurer Ann Earl

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Director Jere Kovach

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Director George Toolson

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Director Derk Izatt

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Director Robert Lujan