

Star Valley Ranch Association
Board of Directors Meeting
November 21, 2009
9:00 AM Town Hall

Attendance

Attendance:

Curtis Cheshier: Chairman
Jere Kovach: Vice Chairman
Ron Meeks: Sec/Treas
Gayland Archibald: Director via phone
Gary Braun: Director
Jan Jonson: Director
Paul Weber: Director

Call to order:

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

1. Adopt Agenda:

Chairman Cheshier moved to adopt the agenda.

Director Braun seconded the Motion.

Motion carries unanimously.

Chairman Cheshier called for any changes to the Agenda.

Sec/Tres Meeks moved to change time of adjournment from 10:50 AM to 10:45 AM.

Motion carries unanimously as modified.

2. Approval of Minutes:

Chairman Cheshier moved to accept the minutes from October meeting as modified.

Vice Chairman Kovach seconded the Motion.

Motion carries unanimously.

3. Standing & Special Committee Reports

Chairman's Report: Chairmen Cheshier gave the following report:

1. Fence Committee: The Fence Committee has given their recommendations to the DCC&R Committee, Game & Fish, and Architectural Committee for their input. We are waiting for Game and Fish for their input. Will have a report at next meeting.

2. We have changed General Managers. Randy King was interim General Manager during September and October. He did an excellent job, but his commitment was up the end of October. We put an ad in the paper to accept resumes and received several. For the time being, Kathy Schooner is acting General Manager.

3. Utilities: MLA meter box being installed over water pipeline. This will meter the water into the sandbox up Green Canyon.

4. Sargent Report: We have received the structural report on the Silo, Barn and Office. There will be no public persons in the Silo, Barn, until further notice due to structural, electrical, ADA compliance and seismic concerns. Library/Office need repair. We are looking into our options. The Board met with the State about grants. Because we are not a Town, we do not qualify for grants to fix the repairs need on these buildings. There is one report we can get for free through the State Historical Society. We are looking for a portable building for Cedar Creek Pro Shop and will continue to sell package liquor through Pro Shop.

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

The legal and Finance Committee has spent time this past month working on reconciliation of our bank accounts. We believe we have identified and corrected many posting errors that have taken place over the past two or more years. We have worked with the accounting department to change the procedures for handling credit card transactions.

The committee's recommended budget was presented to the board for consideration. The Legal and Finance Committee recognizes that their recommendations are those of "staff" and may or may not be included in the final product.

The committee will be primarily working away from Star Valley Ranch during the next several months. It is our goal to make sure we are prepared for the annual audit in April.

We will be meeting on the first and third Monday at 3:00 PM beginning in May and continuing through October. Our added goal in 2010 is to work with the general manager and staff to implement the integration of the POS system and the accounting software. We believe the books are now in order and this process can be reliably finalized.

Architectural Committee: Committee Chair Elmer Beck gave the following report.

Due to the economy we have had only 2 homes built this year. We now have 953 homes built on the Ranch. We have had many permits for detached garages.

The Town of Star Valley Ranch has taken out the sanitary frost free faucet requirement.

Golf Committee: Director Braun gave the following report:

Both Cedar Creek and Aspen Hills Golf Courses and Pro Shops were closed down October 18th, 2009. There were a few late fall days where a few warmly dressed golfers played beyond the end of October and into early November again this year.

Golf Income through Nov 16th was \$503,724. Summarizing and rounding the bigger ticket income items were daily cart rentals= \$50,000, annual trail fees= \$30,000, singles and couples member season passes \$71,000, member punch cards \$22,000, daily green fees= \$169,000, and pro shop merchandise sales= \$99,000. Golf expenses were \$227,651. The bigger ticket items were costs of goods sold, \$70,000, golf cart leases, \$44,000 and golf shop labor, \$96,000.

Annual rounds played totaled 19,920 which is about a 10% decrease over 2008. Potentially a more important statistic is the golf revenues per round, which exceeded the PGA Performance Trak figure for like facilities in our region by 15%. Golf revenues per round were \$25.10 and golf merchandise dollars per round were \$5.87.

The Men's and Ladies' leagues continue to be our most active events. Men's events played on Monday and Wednesday averaged about 45 players. Ladies events played on Monday and Thursday averaged about 40 players. We allowed these groups to start in a reverse shotgun style so that we could clear the first tee in approximately one hour. This opened tee times in the morning for other members and outside guests.

Golf Instruction by our professional staff introduced a series of adult clinics which proved to be very successful with an average participation of ten players per clinic. Star Valley Ranch again served as the home course for the High School Golf Team. Junior golf clinics were also improved by offering two clinics per week and dividing the students into smaller groups according to age. This gave the students more one on one time with the instructor. All clinics were conducted by a PGA certified instructor.

Most of the remaining golf inventory is now in winter storage with a few items still on sale at the office for your Christmas shopping list. The Golf Pro Shop staff and Board wish to thank all our members and guests that supported our pro shops and golf courses this season and look forward to next year.

Greens Committee: Director Archibald gave the following report via phone:

The two new fuel tanks have now been installed at the Greens Maintenance shop. One tank for diesel and one tank will contain gasoline. They are located as required by Fire Codes 25 feet away from the Building on a concrete pad. Explosion proof electrical wiring was also required. These are EPA approved Double walled tanks. These are a steel tank within another steel tank for leak containment. They also have leak detection and overfill protection. Both tanks are equipped with a digital flow meter so we can now keep track of where the fuels are going.

Both Golf Course's and Greens are now ready for winter. The complete water system has drained and blown out with compressed air. Kurt Richmond, Greens Supervisor, also removed and repaired some valves during this time. All the Golf Course Equipment has been winterized and placed in storage.

House & Entertainment Report: Director Weber gave the following report: The Holiday Market that was held on November 14, 2009, took in approx \$1600.00. They are going to participate in the Holiday Fair in Afton this weekend and in Jackson in December.

Utilities: See Chairman's Report.

Long Range Planning Committee: No report given.

DCCR Revision Committee: Committee Chair Joe Angelovic gave the following report.

On the 2008 Ideas and opinions survey that went out we had about 10% unresponsive. The 2009 packets: we sent out 1766 and have received back approx 577. There have been some problems with addresses, but the office is trying to fix them as they come back. So far the percentage received it 28-29%.

4. General Manager's Report:

Chairman Cheshier gave the following report:
Introduced Kathy Schooner as Acting General Manager.

5. Old Business: No Old Business

6. New Business:

A. Sec/Tres Meeks moved to accept the 2010 Assessment with a base of \$300.00 and discount that \$25.00 and have the 2010 Assessment be \$275.00. The Assessments are due by March 31, 2010.

Director Weber seconded the motion.

Roll Call of Directors

Chairman Cheshier-aye

Vice Chairmen Kovach-nay

Director Braun-nay

Director Weber-aye

Director Meeks-aye

Director Jonson-aye

Director Archibald-nay

Motion carries as voted.

B. Sec/Tres Meeks moved to accept the operating budget for 2010 based on the \$334 base and discounted to \$275 per lot.

Seconded by Vice Chairman Kovack.

Motion carries unanimously.

**C. Director Braun moved to accept the Fee Schedule as modified.
18 yr or under for Jr. Golf. Members only for the 10% discount. 10% on all season pass members holders that are 70 or over.**

Vice Chairman Kovach seconded the motion

Motion carries.

Director Weber abstained.

D. Sec/Tres Meeks moved to move approx \$146,000 to Capital Budget. Not \$200,000 in Capital Budget as of this date, but will be in there as of Jan 1, 2010.

Director Jonson seconded the motion.

Motion carries.

Director Weber abstained.

E. Director Jonson moved to not have a December Board of Directors meeting due to the Christmas holiday.

Sec/Tres Meeks seconded the motion.

Motion carries unanimously.

7. Good of the Order:

Director Jonson announced that there would be a beer sale for the left over beer from the Silo Lounge. The time would be from 1:00 PM to 3:00 PM. The price would be \$5.00 for a 6 pack and \$1.00 for single cans. Please have the correct change or a check for purchases.

We will be able to sell liquor next year, but need to have separate room and need to purchase \$2,000 to keep our license.

Nora Simmons announced that the "Toys for Tots" box is in the SVRA office. The toys need to be new and unwrapped.

Jack Hughes announced from the floor about the DCC&R complaints being issued. He said that he would "wage war" and file as many complaints as he could because someone filed a complaint about his 5 X 10 utility trailer.

Dorothy Abler asked the Board for copies of the inspection reports on her log home that was built approx 4 yrs ago. They are trying to sell the home, but because of structural deficiencies they have been unable to see the home. The Board granted her the request.

8. Adjournment:

**Director Jonson moved to adjourn the meeting.
Director Weber seconded the motion.
Motion passed unanimously.**

The meeting was adjourned at 11:00 AM

Chairman Curtis Cheshier

Vice Chairman Jere Kovach

Secretary/Treasurer Rom Meeks

Director Gayland Archibald

Director Gary Braun

Director Jan Jonson

Director Paul Weber