

STAR VALLEY RANCH ASSOCIATION
BOARD MEETING MINUTES
September 19, 2008
SVRA Library
9:00 AM MST

Present: Dave Ward, Jan Johnson, Paul Weber, Ron Meeks Curtis Cheshier, Kathy Dietz, Carl Brown

The meeting is called to order by Mr. Ward at 9:04 AM.

Pledge of Allegiance.

Chairman Ward opened the floor to member comments and concerns from the membership. Comments were as follows:

- Ray Hanck: Stop enforcement of the DCCR's until they can be revised or proper Town ordinances can be passed.
- Brian Dawe: Passed out a survey (attached) and asked the board to make a motion to mail the survey to all members. Mr. Dawe asked Director Weber to move his motorhome. Director Weber read from the DCCR's and specified that a motor home is not listed in the DCCR's. Director Weber emphasized that the DCCR's were very specific and can not be changed until 2012.
- Jake Matigjic: Stated he is the newly elected Chairman of the Star Valley Ranch Citizens Coalition. He wants a real town and wants the SVRA to quit wasting money on the DCCR's. He stated that neighbors should practice self enforcement.
- Barbara Weber: Stated that the DCCR enforcement are turning neighbors against each other. She recommended the SVRA or Town purchase a property for all members and citizens to park RVs and other trailers.
- JC Colley: Asked the Board why she should have her money pay for a public parking when she complied with DCCRs and built storage on her property.
- Donna Bell: Stated the community is becoming populated with more younger families who can't afford to pay extra storage. She thinks the idea of public storage/parking is a good idea.
- Mark Michel: Asked Chairman Ward who the majority is. Chairman Ward responded that 51% is the majority.

Agenda was adopted with an removal of item B in New Business recommended by Director Meeks. Motion made by Director Johnson, Seconded by Director Brown, All in favor

Minutes from Previous Meeting were approved

Legal Report:

Chairman Ward reported that a tree cut down on a members property was actually on the property of the SVRA (now owned by the Town of SVR) and that the new GM is going to speak to the member who the SVRA paid a settlement to, to ask for the settlement back. If the member does not agree, the case will be referred the the SVRA attorney.

Finance:

Chairman Ward reported the following:

- The Finance Committee is still working on changing the Balance Sheet to be more friendly to read.
- The SVRA was able to get an account closed and transferred back to the Wells Fargo operating account. This account was not authorized to be opened by the board and was done strictly and solely by our previous GM. No penalties or losses were taken on the account.
- The SCRA has a NET of 1,141,200.41 in all operating accounts. These bank accounts are located at Bank of Star Valley and Wells Fargo.
- The SVRA has a loan at Bank of Star Valley of approximately 370,455 secured by a Certificate of Deposit of approximately 417,000. Board will discuss paying off the loan with the CD proceeds.

Chairman Ward introduced the new SVRA General Manager. Wendy Straight is joining the SVRA from the Jackson Hole Chamber of Commerce and has extensive experience in a recreational community.

Golf:

Director Dietz reported the following:

- More than 20,000 rounds were played this season including over 7,500 on Aspen Hills and over 12,500 on Cedar Creek.
- 122,000 in approximate Pro-Shop sales
- 4,000 sales in Range Balls
- Approximately 637,000 were made in all recreational activities.
- Golf Revenues have more than doubled over the last 4 years.
- All Pro-Shop Credits need to be cashed in by September 30, 2008
- 2009 Fee Schedule has been turned into the Finance Committee for review.
- Liz Beck is working on the 2009 Calendar.
- Randy King is working on getting a new rating for our courses. This is a free service to the SVRA.

The golf committee recommended a change in the employee benefit of free golf for employee and a friend if you work more than 20 hrs per week. The committee recommended the “guest” be removed meaning that only the employee can golf for free. The amount of Free golf is becoming a problem for the paying golfers due to the activity and traffic on the course.

Director Dietz motioned to accept this policy change, Director Cheshier seconded the motion. The motion carried all in favor.

Greens:

Director Jonson reported the following:

- The new computer system for watering the courses is up and running well.
- Silver moss is being sprayed to prevent it from spreading.
- Of 350 trees on the greens, 170 of them are infested with a disease and are being transplanted from the Tree Farm.
- Weather depending, the golf courses will be closed between October 15th and 30th.
- The Greens Committee will have no more meetings until next season.

The Greens Committee recommended a fee change regarding the tee box sponsorship. The recommended change is as follows:

Renewal:	Individual – 50.00 for 5 years	Business – 200.00 for 5 years
New Sponsor:	Individual – 100.00 for 5 years	Business – 200.00 for 5 years

These rates are recommended to take effect on June 30, 2009.

Director Johnson made a motion to accept the new fees, Director Dietz seconded the motion. Director Weber asked what the fee was for. Board entered discussion regarding the fees and the causes. The motion passed all in favor.

House and Entertainment:

Director Weber reported the following:

- Gaudy Maude festival date has been set for August 15 – 16, 2009. The event is going to be huge.
- H&E Committee is planning a Christmas Boutique, date to be set
- October Fest will be held the weekend of September 27. Tickets are 5.00 and everyone is encouraged to bring a “brown bag item” for the auction.
- Director Weber asked Member JC Coley to report further on Gaudy Maude.
 - Hot Air Balloons
 - Fund Raisers are out in full force at local and non-local businesses.
 - Gaudy Maude is a separate committee not affiliated with the Town or SVRA. The committee would like this to be a fun and ongoing community event similar to Mountain Man Days in Alpine.

Utilities:

Director Cheshier reported the following:

- The fuel storage tanks were removed on the 28th as planned. As far as we can tell there was no contamination in any of the 4 tank sites. The final report hadn’t been received to date.
- Mark Michal asked what the cost was to the SVRA. Chairman Ward advised that no billing had been received to date.
- Tanks were decommissioned.
- The Town of SVR provided the equipment to dig up the tanks, there was no contract per recommendation of the Town Attorney.

Architectural:

Mr. Beck reported the following:

- 1 new home starts were approved making the grand total for the year of 17.
- Total homes on SVR is 949.

Long Range Planning:

No report provided

FISC III:

Director Jonson reported the following:

Currently there are 970 signed forms.

General Manager Report:

No report provided:

OLD BUSINESS

1. The Goofy Bear asked to renew their lease for 5 years. A new 5 year lease was approved by the board and permission given to Chairman Ward to work directly with the Owner. The lease will include a clause to ensure either party can get out if needed. The lease will not allow the Goofy Bear to sell alcohol. Discussion was made regarding ADA for the Restaurant. Membership was informed that the pending grant from the Town is exactly what the focus will be.
2. As mentioned in the Greens Report, the Trees from the Tree Farm will be moved soon. All but 25 given to the Town will be placed on the Golf Course.
3. The Board is working to revise the Self Enforcement policy of DCCR's. This policy is 98.01.

NEW BUSINESS

1. Director Meeks reported on the current lawsuits. 17 are still pending and 3 have been settled.
2. Chairman Ward presented the board with an option of outsourcing our financial functions. Director Dietz made a motion to accept, Director Weber seconded the motion. Motion carried All in Favor. New GM is to work on due to her prior experience in this area.
3. Chairman Weber presented a proposal asking the SVRA Board to contribute 10,000 to the Gaudy Maude start up. This is ½ of the start up cost and the Town of SVR already approved 10,000. The purpose of this festival is to get the community together and have fun. There have been lots of hard work and effort put into this so far. Director Dietz made a motion to accept the proposal, Director Cheshier seconded the motion. Motion carried all in favor.

Next board meeting is scheduled for the second Saturday of October to try and get participation from seasonal members. Meeting will be held on October 11, 2008 at 9:00 in the Library.

Adjourn at 10:15 AM

Director Dietz motioned to adjourn, Director Cheshier seconded the motion. The motion passed all in favor.

Minutes Approved:

Dave Ward, Chairman

Curtis Cheshier, Vice Chairman

Ron Meeks, Secretary/Treasurer

Jan Jonson, Director

Paul Weber, Director

Carl Brown, Director

Kathy Dietz, Director