

Star Valley Ranch Association  
Board of Directors Meeting  
September 18, 2014  
7:00 p.m.  
Town Hall

Mike Wardle: Chairman  
Ron Denney: Vice Chairman  
Ann Earl: Secretary/Treasurer  
Bob Meikle: Director  
George Toolson: Director  
Dennis Christianson: Director

**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 recognized Town Council Members: Kent Harker, Al Redlin, Kathy Buyers, and Mayor Boyd Siddoway from the Town of Star Valley Ranch.

**1. Adopt Agenda:\***

- Chairman Wardle called for a motion to adopt the agenda as written.  
Director Toolson made the motion.  
Director Meikle seconded the motion.  
Motion passed unanimously.

**2. Approval of Minutes for July 2014 Board Meeting:\***

- Chairman Wardle called for a motion to approve the July 2014 Board Meeting Minutes as written.  
Director Christianson made the motion.  
Director Toolson seconded the motion.  
Motion passed unanimously.

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

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

The Board of Directors has decided that they are going to continue to have only 6 directors. After the Board interviewed all of the candidates they could not come to a consensus on any 1 person; this is a testament to the honesty of the current Board members, and sticking to their campaign promises. No one wants a weak person that is just going to go with the flow. Because of the upcoming decisions that will need to be made the Board has decided that they want the membership to pick their next set of directors. This will tell the current Board what direction the members want to move. After making the decision to keep the Board at 6 members they had an organizational meeting where Mike Wardle was elected as Chairman of the Board, and Ron Denney was elected as Vice Chairman.

The Supreme Court has issued a ruling on the DCC&R lawsuit and the Association has lost the appeal. The Association is going to go back to the old DCC&R's. The Board has sent it to both attorneys that they are using to get input on how to bet back to where we were, and what needs to be done. At this time the Board does not know how it is going to affect everything that has already been done.

A member has informed the Board of Directors that there are 4 individuals that list Star Valley Ranch on their business licenses; this is against the DCC&R's in principle. The Board of Directors has turned it over to the Finance & Legal committee to research the allegations. These addresses have no signage, names on cars, or excessive amount of cars. I have been past these addresses and don't believe that they are doing business there. The Board does not know how far they can go to make them stop receiving mail at those addresses.

The Board has started a process to start legal action against people that are arrears with their assessment. When we start getting as many arrears as we have right now it hurts all of us, and it hurts the budgeting process. The Board is looking for ways to legally lien their property or to start the foreclosure process.

It is budget time, so if you have any questions or suggestions please get them to the appropriate committee. The Board would like to start the approval process by the end of the month.

**B. Finance & Legal Report: Director Meikle gave the following report:**

Finance & Legal has reviewed the 2<sup>nd</sup> reading of the operating policy that was discussed at the last board meeting. They have adopted a policy that if they are going to do any kind of a policy change they are going to do 3 readings, and we are doing the 2<sup>nd</sup> reading this evening. The policy that is being read is as follows:

"Pursuant to Article VIII, Section 1(b) of the Star Valley Ranch Association By-Laws and in the interest of avoiding any potential conflict of interest, or the appearance of a conflict of interest, Star Valley Ranch Association Board Members will not be allowed to serve on the Star Valley Ranch Town Council (Includes Mayor) and Town Council Members will not be allowed to serve on the SVRA Board of Directors.

The voluntary service of Star Valley Ranch Association Board Members on the Town of Star Valley Ranch Committees, Boards or sub-committees will be allowed and the voluntary service of Town Council Members on Star Valley Ranch Association Standing Committees and sub-committees will be allowed. As per Wyoming State Statute 17-19-831, if during the course of serving, a direct or indirect conflict of interest should arise on an issue, the member is expected to disclose the conflict and that member's vote should not be counted in any vote to approve an action relative to that issue."

The Finance & Legal Committee holds meetings the 2<sup>nd</sup> Monday of each month. They held one in September in the Association office. Donna Thompson, Jillaine Maes, Kathleen Dietz, Bob Hayes, and JC Colley were in attendance. Cathy Lynch was out of town but has expressed interest in being on the committee. The Finance & Legal Committee could still use additional members, particularly if you have recent accounting education, computer skills or are up-to-date on non-profit laws. There are a lot of assignment and things to do and they could use 8 or 9 people on the committee.

**C. Architectural Report: Director Christianson gave the following report:**

Permit Activity (8/21/2014 to 9/18/2014)

Approved: 4	
Fence	2
Detached Garage	2

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We are very lacking on committee members. Right now they have a committee of 1. We would like to have a committee of 3 but even just 1 more person would help a lot.

**D. Golf & Greens Report: Director Toolson gave the following report:**

The last "Official" Golf & Greens Committee meeting for 2014 was held September 17<sup>th</sup> in the Silo. 12 volunteer committee people were in attendance for year-end discussions relating to golf.

Kurt Richmond, Superintendent of Golf gave the following updates:

The greens on the front 9 of Cedar Creek have been verticut, sanded and are reopened as of Monday afternoon.

The back 9 holes were done yesterday and today so that all 18 holes will be available tomorrow morning.

The greens crew continues work on the Ladies new #2 tee-box at Cedar Creek so it can be ready for play next season.

Moving and remodeling the pond on Hole #13 at Cedar Creek was also discussed. This discussion included bids, contractors and timelines for next season's opening dates. The group was in agreement to move forward with the project now in order to minimize the impact on our golf finances and rounds of play that would occur by waiting until next year.

The Aspen Hills course will be closed for maintenance on the 23<sup>rd</sup> and 24<sup>th</sup> of this month.

We are waiting for the gates to arrive for the new maintenance building. Placing of these gates is a safety measure to ensure the public doesn't get hurt by an occasional rock falling off the east hillside. It is also a requirement for the Town of Star Valley Ranch in order to receive our occupancy permit for the building.

All irrigation lines for both courses are to be blown out during the week of October 1<sup>st</sup> thru the 7<sup>th</sup>. (If you see Old Faithful erupt, don't panic, and don't call the Town Water Department.)

Work continues on the completion of the Aspen Hills cart path project from #4 to #5.

Kurt's crew also continues to work on the plumbing project up Green Canyon. By rearranging a few valves and some additional pipe, we should have plenty of water next year to water both the SVRA and LVI golf courses. Along with irrigation to all courses, it will also provide water to our fish in the #8 pond at Aspen Hills.

From the Pro Shop:

Head Golf Pro, Ben Whalen reported on the following items:

Golf clinics and the Working Man's League are over for the year with high expectations for next season.

Private lessons are still available and going strong.

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Tournaments for the year are winding down with one to go. The "Jackson Hole" Elks Club is having a fundraising tournament here at Cedar Creek---Not in Jackson---on Saturday the 27<sup>th</sup>. Sign-up sheets for your team can be found in the Pro-Shop.

The Pro-Shop and Golf Crews are working on new score cards with the correct Tee to Green yardages and possibly getting the 2 courses re-rated.

Ben is also working on implementing Junior Tees at the Aspen Hills Course for next year. This should hopefully bring more of the young ones into the golf world at Star Valley Ranch.

Golf pricing for next year was also discussed and will remain the same across the board.

The Golf & Greens Committee was also in agreement to introduce another idea, on a trial basis, at Aspen Hills in 2015. There will be dual pins on all 9 greens—the standard 4 1/4" cup and the newest idea from Taylormade Golf, a 15"—yes a 15" cup. The thinking behind this comes from this fact from the National Golf Foundation. "Over the last 10 years, the sport of golf has lost over 5 million players." And, according to Sergio Garcia, PGA Pro and defending US Open Champion, "With a 15" cup, the idea is to help junior golfers, beginning golfers and older golfers score better, play better, play faster, and golf more." The cost to SVRA is approximately \$800.00 which includes the hole cutter and 9 sets of pins and cups. A local rule will be established should the new pins interfere with a shot at the traditional sized cup.

The pro shop staff is meeting with company reps for next year's merchandise and has also stated discounting prices for the remaining inventory.

- Director Toolson made a motion to award the #13 pond renovation contract to Erickson Excavation with the completion price not to exceed \$17,500.00 and the excavation work to begin in October of this year.

Director Christianson seconded the motion.

Motion passed unanimously.

The closing dates for Aspen Hills and Cedar Creek Golf courses are now in the hands of "Mother Nature", so go out and enjoy them now, before the "White Stuff" arrives.

#### **E. House & Entertainment Report: Chairman Wardle gave the following report:**

The House & Entertainment Committee would like people to submit any suggestions before they complete the budget. They are trying to add at least 2 more dinners and dances with a band, in the barn. They are trying to get a lady to come teach dance lessons starting with line dancing, swing dancing, ballroom dancing, and they are doing it as a potluck dinner. If you have any more suggestions on any other activities get it someone on the H&E committee.

Chairman Wardle would like to give a thanks to all the people that have spent a lot of time coming up with the activities that they already have scheduled and that they are trying to budget for. "These people have been a great help because this is the 1<sup>st</sup> time that I (Chairman Wardle) have had to build a budget that big."

**F. Utilities Report: Vice Chairman Denney gave the following report:**

Kurt Richmond has ordered the required parts to complete the alterations to the Stewart water line in Green Canyon such that this water line can be utilized this winter to provide freeze-safe year-round water to the fish pond on hole #8 of the Aspen Hills Golf Course, and also to provide improved water supply into the de-sanding house where it will feed the golf course irrigation system. Installation of these alterations is scheduled to begin next week.

The geotechnical study of the slope above the Maintenance Area storage building was completed by Womack and Associates. This study was provided to the Town of Star Valley Ranch Planning and Zoning Board and accepted. The recommendations of the study were to leave the slope as-is, but to install gates to limit access to the public and to remove a bit of the slope at the southeast corner to provide the 10-foot clearance. The gates have been ordered and installation will begin next week. An inspection by the town inspector will be requested at that time, such that the Certificate of Occupancy can be obtained.

Improvements to the Aspen Hills administrative building library access and to the main south entrance are being addressed. Kirk will address these in his Manager's report.

The Town of Star Valley Ranch has accepted the Firewise Assessment report which was discussed in the last Board Meeting, and has made appropriate assignments for the report recommendations.

- Vice Chairman Denney made a motion to endorse the Firewise Program as implemented by the town of Star Valley Ranch and further support the application by the Town of Star Valley Ranch to become a Firewise Community.

Director Toolson seconded the motion.

Motion passed unanimously

At the August SVRA Board Meeting, Greg Greenhoe, chair of the Town of Star Valley Ranch Natural Resources Board presented a proposal for establishing approved Forest Service Trails in the forest adjacent to the town of Star Valley Ranch. Association members were encouraged to review the proposal and submit written comments to the Town. Those comments, written and verbally presented at the August 10 town monthly meeting, have been evaluated and discussed with select commenters. A revised proposal has been generated to resolve those comments. It will be posted on the town web site by tomorrow morning. The major change is the relocation of the proposed new Valley View trail from the Green Canyon to Cedar Creek Canyon to a second route higher on the hill between Prater Canyon and Green Canyon. All are encouraged to re-read that revised proposal and continue to provide input. The SVRA Board will not act on this proposal until the next Board Meeting.

Silverstar Communications has requested a revision to their easement on the SVRA airport to allow addition of a propane tank and generator to support their telecommunications building. The Board has tentatively agreed this revision would be acceptable pending improvements to the easement document

to resolve boundary descriptions and an accurate description of the revised facilities. Since the town culinary well is close by to the telecommunications building, the town will be asked for input.

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

**Account Statements:** All bank accounts are reconciled for the month of August with no variances.

**Assessments:**

**2009 Assessment Status:** 10 Lots (.5%) have not paid in full (1 foreclosure).

**2010 Assessment Status:** 15 Lots (.7%) have not paid in full.

**2011 Assessment Status:** 21 Lots (1%) have not paid in full.

**2012 Assessment Status:** 40 Lots (1.9%) have not paid in full.

**2013 Assessment Status:** 65 Lots (3.2%) have not paid in full.

**2014 Assessment Status:** 127 Lots (6.3%) have not paid in full. There are currently 6 foreclosures that we are aware of on the Ranch.

**Business Activities:** For the month of August, the allocations of Annual Assessment for the Barn/Silo Redevelopment were transferred from the Operations Checking account into the Restricted Capital account for the Barn/Silo Redevelopment as follows:

2014 - \$360.00 (9 lots X \$40 for each assessment paid)

Total = \$360.00

These transfers bring the account balance to \$210,967.97 including accumulated interest.

An overview of SVRA Financials for 2014 finds the YTD August Gross Profit at slightly under budgeted level, reflecting the impact of August's rainy weather on golf, pool, and bar revenues. Total Expense is 7.3% under the budgeted level, resulting in year-to-date Net Ordinary Income prior to Depreciation at 9.6% better than budgeted level. The current cash assets (YTD August Balance Sheet) Total \$1,596,579.73; of that, \$806,205 is set aside for the SVRA Member Center. The remaining cash assets consist of a \$200,000 Emergency Fund, Operating accounts, and 4<sup>th</sup> of July, Golf Course Equipment, and Tennis reserve accounts. Starting in late July and continuing through August with the rainy weather, golf rounds are showing increased deterioration of "cash rounds" thereby putting added pressure on achieving budgeted revenue objectives. We have added one additional tournament on Sept 27<sup>th</sup> and we are continuing our successful coupons in the Jackson paper which have brought positive results. September to date golf rounds reflect 6.8% (Approx. \$2,700) improvement over last year; however the impact of a rainy August is going to be a significant hurdle to overcome.

Amber Smith has joined our office staff with Katie's departure. She will be less than full time until she is no longer needed at the Cedar Creek Pro Shop where she has been with us all summer.

**Budget 2015:** Reminder: The 2015 budget is in progress; members with suggestions and budget requests are encouraged to communicate with the respective standing committee chairpersons or myself prior to 9/30/14.

**Facilities:** Ernie has applied for the building permit to rebuild the Library portico and will commence construction upon permit approval. He is also working on estimates to tear down the office deck and two rooms below replacing them with a small deck to access the office entrance. Restroom facilities will remain open as long as temperatures permit. The Bar and Golf operating hours will start to reduce

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as the days shorten and the temperatures fall as well. Check the weekly emails for updates! Contact the SVRA office if you want to be included on the email list.

**5. Old Business: None Stated**

**6. New Business: None Stated**

**7. For the Good of the Order:**

Vern Bloxham, Platt 12 Lot 88, wanted to get 1500 dollars in the budget for the fish in the pond.

Vern disagreed with putting in the new trail; he was concerned about how it would be patrolled and how we would keep motor bikes off of the trail. He thinks that the BOD has to have a vote from the people to approve the expenditure. Director Denney said that with the proposed plan, there will be no money coming from the Association or the Town. The town Natural Resources Board is looking at getting a Wyoming grant and using volunteer labor to make up for the expense that they are expected to match.

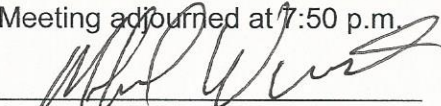
Vern believes that the Chairman of the Board of Directors has a right and a responsibility to pick a seventh board member from the applicants. Secretary/Treasurer Earl agrees that there should be 7 board members instead of six.

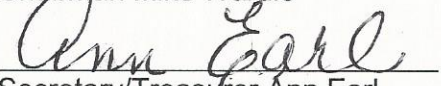
Mayor Bob Siddoway wanted to know if anyone had seen the revised plan for the proposed trails and the gates that would be used to keep motorized vehicles off of the trails. They would like to be able to look at the whole plan with the gates before they form an opinion. Gary Braun commented and said that at the last BOD meeting they had pictures of the gates.

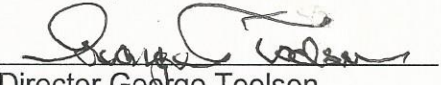
**8. Adjournment:\***

- Chairman Wardle made a motion to adjourn.  
Director Toolson seconded the motion.  
Motion passed unanimously.

Meeting adjourned at 7:50 p.m.

  
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Chairman Mike Wardle

  
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Secretary/Treasurer Ann Earl

  
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Director George Toolson

  
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Vice Chairman Ron Denney

  
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Director Bob Meikle

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Director Dennis Christianson