

Star Valley Ranch Association
Board of Directors Meeting
September 15, 2016
7:00 p.m.
Town Hall

Mike Wardle: Chairman - Present
Ron Denney: Vice Chairman - Present
Donna Thompson: Treasurer - Present
Marsha Combe: Secretary - Present
Bob Meikle: Director - Present via Teleconference
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.

1. Adopt Agenda:*

- Vice Chairman Denney made a motion to adopt the agenda.
Secretary Combe seconded the motion.
Motion passed unanimously.

2. Approval of Minutes for August 2016 Board Meeting:*

- Director Kovach made a motion to approve the August 2016 Board of Director Meeting Minutes as written.
Treasurer Thompson seconded the motion.
Motion passed unanimously.

3. Standing Committee & Special Reports:

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

We tried working with Mr. Ketchum with no success. We will be turning this matter over to our attorneys.

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

Fall is definitely in the air, the tournaments are over and it's time to get your final rounds of golf in before the "white stuff" hits.

Year to date through September 12th show we are still behind by 1300 rounds compared to last year's figures. This represents reduced revenue of \$15,656.00. The good news is that Pro-Shop and Golf Course Maintenance expenses are down for the same dates in the amount of \$32,858.35. Hopefully the season will continue into the late fall so we still may catch up on some lost rounds due to late openings this year.

Kurt Richmond and crew are beginning the ritual of putting the two courses to bed for the year. Most noticeable to the golfers will be aeration of the approaches and collars of all 18 holes on Cedar Creek. During this period the golfers may be asked to skip a particular hole being worked on the day so the golf course crew can continue working without being hit by a ball.

Also going on right now is the last cart path improvement for 2016. The new path is located at the #3 hole of Cedar Creek. Along with the cart path, the tee box will be upgraded and fescue grass planted down both sides of the fairway in an effort to save several thousand gallons of water each week and improve the overall visual look of the par 3 holes.

The final Golf & Greens Committee meeting will be held next Monday, September 19th at 4:00 p.m. in the Silo.

C. Architectural Report: Director Meikle gave the following report:

We had a conversation with Clayton Homes at our last workshop and have found by our current policy we are unable to approve manufactured homes.

General Manager Booker stated since the last board meeting the Board has approved 4 permits. 1 roof replacement, 1 front yard landscaping, 1 new home and 1 detached garage. 1 permit was disapproved.

D. Finance & Legal Report: Director Kovach gave the following report:

The Finance & Legal Committee met on September 13, 2016 and discussed the following agenda items:

1. Assessment Formula
2. New avenues for DCCR enforcement
3. DCCR complaint standing policy
4. Comments on last board meeting
5. Monthly financials
6. Documents in play
7. Letter from Jonathan Gordon

Detailed information of our meetings will be posted on the website.

DCC&R Violation Complaint Forms are available at the SVRA office. If a complaint form is completed and signed by a property owner governed by the same set of DCCRs as the property not in compliance, the enforcement procedure will be initiated.

Complaint forms filed by a property owner not governed by the same set of DCCRs as the property not in compliance will be forwarded to the board. If the board receives more than one complaint form on a specific property, initiating an enforcement procedure will be discussed by the board.

- Director Kovach made a motion to approve the first reading of the addition/revision to The DCCR Enforcement Procedures #1.3.3 Date 3/17/2012

Vice Chairman Denney seconded the motion.
Motion passed unanimously

E. Utilities Report: Vice Chairman Denney gave the following report:

Regarding the plan to re-roof the barn, only one bid was received. This was from Jackson Roofing. The Board has agreed that we should proceed with this firm for replacement of the roof this fall.

An informal assessment of the airstrip was completed for SVRA by HK Contractors. This assessment confirmed that there is no pavement under the gravel on the airstrip. The very least that could be done would be to grade off the existing gravel surface, re-gravel it with new crushed gravel, which could be compacted and then coated with magnesium chloride to minimize dust and to try to cement the gravel together. The very least this would cost is around \$50K. After further discussion, the board believes the best action to take is to temporarily close the airstrip as recommended by the Airstrip Advisory Committee this last spring. This will allow some insurance and maintenance costs to be reduced.

- Vice Chairman Denney made a motion to temporarily close the SVRA Airstrip. Director Toolson seconded the motion.
Motion passed unanimously.

F. Barn & Silo Remodel Report: Treasurer Thompson gave the following report:

I have called the Idaho State University Engineering Department, by advice of the previous Dean of the University, to see if the plans for the new building would be something they might consider worthy enough of a Senior Class Project. We would, of course, have to have all appropriate approval stamps on any engineering plans they may provide. I have not heard back from them if they are willing to do this or not.

I have also placed calls to another couple of local builders to ask for 'Rough Cost Estimates' of the rough plans we have. I have asked for these rough estimates to include the costs of the necessary Architectural Plans and Drawings.

There are also three (3) crane companies that we are trying to get a cost from regarding the removal and placement of the existing Silo roof. Thought are to use the iconic silo roof as the cover of a pavilion or gazebo located in or near the existing park area.

Once all these rough estimates come in, we will have a better handle of the total cost of the rebuilding of the Silo. At that time we will be better able to show the Membership that our Association is able to take on this project, as well as the remodeling of the Barn, without creating a hardship to the Association or its Members.

I am asking all of you to realize the benefits a new, year-round facility would bring to this Association. It is important that everyone helps us promote this project and allows this Association to move in a forward and positive direction.

G. House and Entertainment Report: Secretary Combe gave the following report:

There was a potluck lasagna dinner/dance on August 27th and it was a lot of fun. A Chili Cook-off and Corn hole tournament is this Saturday, September 17th at 4:00 p.m. Truck or Treat and Haunted House will be on October 31st at the Barn and parking lot north of the barn.

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

Account Statements: All bank accounts are reconciled for the month of August.

Assessments:

2009 Lawsuit through 2015: 53 Lots unpaid (2.63%)

2016 Assessment Status: 1897 Lots (94.10%) have paid in full.

Business Activities:

For the month of August, 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

These transfers result in the YTD account balance of \$206,867.75 including accumulated interest.

The monthly transfers for the Major Maintenance Reserve Account was as follows:

2015 – \$43.76 (2 lots X \$21.88 for each assessment paid)

2016 – \$164.32 (13 lots x \$12.64 for each assessment paid) Total = \$208.08

These transfers result in the YTD account balance of \$103,359.80 including accumulated interest minus any approved expenses.

An overview of SVRA Financials finds that YTD Gross Profit slightly above budgeted levels (101.3%) and Total Expense at budgeted levels (100.2%) resulting in year-to-date Net ordinary income prior to depreciation at 103.2% of budgeted levels and 9.5% better than 2015. The YTD cash assets (7/31/16 Balance Sheet) Total \$1,813,303.81. The summary of the financials for August YTD are available on the SVRA website.

DCC&R Compliance: There continues to be one property that we are working with to get them into compliance. An agreement the homeowner and the Board made stated that the homeowner would be granted 60 days to clean up their property before being turned over to the Association's Attorney. The second part of that agreement was that the homeowner would write up an acceptable commitment for the Board. As of today an acceptable commitment has not been received, therefore the Board has made the decision to turn this violation over to the Association's attorney.

There is one additional complaint that has been turned over to the Compliance officer. This complaint is on a lot that is housing, several trailers and a tractor.

All other properties that we have received complaints on have come into compliance.

Barn/Silo Remodel: At the August Board Meeting the Board voted to put out a "Statement of Work and Invitation to Bid" for the Barn roof. This document was sent to several roofing contractors in the area. We received a proposal from one company. No other companies responded. The bid was granted to Jackson Hole Roofing & Snow Removal, LLC. The winning bid will cover removing and disposal of the old tin, placing 5/8" plywood over the skip sheathing, a feltex vapor shield underlayment, grace ice & water-shield along eaves, and a new Norclad 29 gauge metal roof. The cost of this project will be \$58,745.00

Budget 2017: The 2017 budget process has begun; members with suggestions and budget requests are encouraged to communicate with the respective standing committee chairpersons or myself prior to 9/30/16.

Fall 2017: Restroom facilities will remain open as long as temperatures permit. The Bar and Golf operating hours will start to reduce 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:**

Member Clyde Cazier voiced his concern that the Barn has not being cleaned. Asked who is responsible for keeping it dust free and clean?

General Manager Booker stated we have a cleaning company that cleans weekly. The issue is it's hard to keep it clean and dust free with doors opened and cracks in the floor.

Chairman Wardle stated this is one of the long term plans. If we move forward with the Silo. The Barn will get a new floor.

7. **For the Good of the Order:** Member Ed Koch introduced 2 of the candidates running

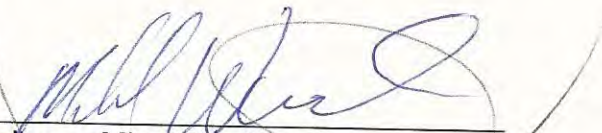
for Town Council Sue Abrams and Martin Occhi.
Member Koch said there will be a Candidate Forum on October 13th at 7:00 p.m. at Town Hall.

Member Jim Chumley stated he understands what the Board is going through and thanked them for making the association a better place to live.

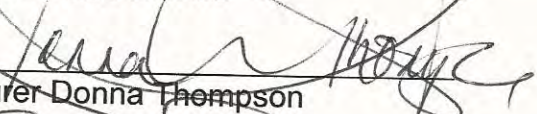
Chairman Wardle thanked Mr. Chumley and stated the Board of Directors work hard behind the scenes and try hard to abide by all the rules. Tallia and her staff make this place function. The volunteers who keep this place going. He encouraged others to volunteer.

8. Adjournment*

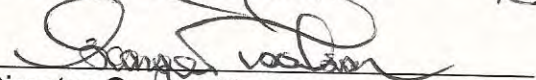
- Vice Chairman Denney made a motion to adjourn.
Director Toolson seconded the motion
Motion passed unanimously at 7:39 p.m.



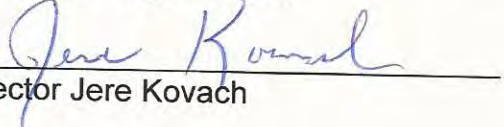
Chairman Mike Wardle



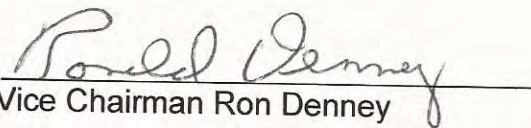
Treasurer Donna Thompson



Director George Toolson



Director Jere Kovach



Vice Chairman Ron Denney

Secretary Marsha Combe



Director Bob Meikle