

The vision of the SVRA is to provide and promote well-maintained facilities and promote affordable recreational and social opportunities for its community under the provisions of the DCC&Rs.



SECRETARY'S GREETING

Greetings to the members of SVRA!

The order of documents in this packet reflects the order of events coming up:

- The Official Notice, election instructions and candidate information.
- The Annual Meeting Agenda followed by the minutes from the 2025 Annual Meeting.

Voting instructions have been incorporated onto the ballot for your convenience.

Our 2026 election has three (3) candidates to fill the two (2) open Director positions. We are pleased to present the three (3) candidates; Julie Christiansen, Matthew Kieran Dulin and Kevin Leonard to the membership and want to thank them for their desire to make a positive impact and the selflessness in giving their time and talents towards our community.

For all Annual Elections, a **Quorum of 30% of the voting membership is required to conduct business**. Thus, we respectfully request that ALL members take a moment to review the enclosures, complete their ballots and aid Your Association in remaining compliant and legally protected.

Our first election season event begins on Thursday evening, May 28, 2026 at 7:00 p.m. in the Banquet/Multi-Purpose Room of the Cedar Creek Center, where a **Meet the Candidates** forum will be hosted by Star Valley Ranch Association. This forum will provide our membership with the ability to become acquainted with all the prospective Board Members and their vision for the Association going forward.

The Board of Directors has granted permission for the forum to be broadcast via the Association's Zoom platform as a means to facilitate member attendance. The meeting link information is shown below and will be posted on our website's home page for ease of access. www.svrawy.com

Zoom Meeting Link

<https://us02web.zoom.us/j/86833183571?pwd=wy8atFGroK7bpbqTusewJ6NjMcFCkg.1>

Meeting ID: 868 3318 3571

Passcode: 357001

Property Owner's Weekend, June 26-28th is a great celebration on the Ranch. On Friday, Saturday, and Sunday there will be free golf at Cedar Creek and Aspen Hills, tennis/pickleball and swimming for members with a current Membership Card and a 2026 Assessment Paid Sticker. On Saturday, June 27th the Association will host a hamburger and hot dog POTLUCK dinner with live music in the barn starting at 6:00p.m. SVRA will provide the hamburgers and hot dogs and kindly asks that you please bring a favorite dish to share with your neighbors. Come and join us for a great time!

As a final reminder for Valid Voting: You **MUST** write **ALL** the plat and lot numbers you own for your vote to be cast for all lots. Your vote is verified and cast when matched to the lots you list on the stamped Secretary's Ballot Proxy Envelope. Don't forget to sign the Secretary's Ballot Proxy Envelope before mailing. Members who are unsure of their plat/lot numbers should call the SVRA office at 307-883-2669 or e-mail your question to office@svrawy.com.

Wishing you all a wonderful 2026-2027 season here on The Ranch!

Patty Judge
Secretary, Board of Directors

OFFICIAL NOTICE

2026 Annual Meeting Star Valley Ranch Association, Inc.

Notice is hereby given that the Annual Membership Meeting of the Star Valley Ranch Association, Inc., a Non-Profit Corporation, of Star Valley Ranch, Lincoln County, Wyoming, will be held at 8:00 a.m. on Saturday, June 27, 2026, at Star Valley Ranch in the Banquet/Multi-Purpose Room on the main level in the Cedar Creek Center. On the Agenda is the election of two (2) Directors for 3-year terms.

INFORMATION FOR ALL MEMBERS:

The 2026 Official Ballot is included with this notice and may be returned by mail in the Secretary's Ballot Proxy Envelope or may be voted in person at the SVRA office up to Friday, June 26th at 4:00 p.m. or at the Annual Membership Meeting. Your vote is verified and cast when matched to the lots you list on the stamped Secretary's Ballot Proxy envelope. Be sure to sign your Secretary's Ballot Proxy Envelope before mailing or dropping it off at the SVRA office.

Registration for voting will begin at 7:00 a.m. on Saturday, June 27th at the Cedar Creek Center. Polls will close thirty (30) minutes after the adjournment of the meeting. The Election Committee will post election results online and around SVRA facilities as soon as the votes are tabulated.

ELECTION NOTICE:

Need for 30% Quorum

A 30% quorum of all members in good standing (estimated over 500) by attendance or Secretary proxy vote is necessary in order to complete the election or conduct any official business at the Annual Membership Meeting. It is **VERY** important to cast your vote and add to the quorum numbers. If you abstain, your vote is also counted as part of the quorum, not for an individual candidate.

Options for filling the open Director's position

1. Nominations shall also be accepted from the floor by petition with the required signatures thereon at the Meeting by proper nomination, i.e., nomination to be supported by at least ten (10) members in good standing. *Star Valley Ranch Association Annual Membership

Meeting Voting Procedures Section 8

- Official petitions are available at the SVRA office.
- "In good standing" means that a member has no outstanding assessment delinquencies, excluding interest or collection fees, or citations outstanding with the Association.
- Only one owner's signature per lot will be counted for the petition.

2. Vacancies on the Board of Directors may be filled by a majority of the remaining Directors, though less than a quorum, and each Director so elected shall hold office until his successor is elected at an Annual Meeting of members, or at a special meeting called for that purpose...If any Director tenders his resignation to the Board of Directors, the Board shall have power to elect a successor to take office at such time as the resignation shall become effective. *By-laws of Star Valley Ranch Association Article VIII Section 4

Annual Meeting Voting Procedures

1. All Members who wish to vote must have paid in full the 2026 Annual Assessment, (including any previous year assessments due) excluding interest and collection fees, by June 15th, 2026 at 4:00 p.m.
2. If you plan to attend the Annual Meeting in person, vote as follows:
 - a. Register with the clerk before entering the Annual Meeting.
 - b. Mark the 2026 Official Ballot after nominations are closed. Place the ballot in the ballot envelope and seal.
 - c. Give the ballot to the Ballot Clerk.
 - d. Voting will be closed thirty (30) minutes after the Annual Meeting is adjourned.
3. If you are unable to attend the Annual Meeting, vote as follows:
 - a. Mark the 2026 Official Ballot and place it in the ballot envelope and seal the envelope.
 - b. Place the ballot envelope in the return envelope and seal it as well.
 - c. List **all** plats and lots you own on the lines on the backside of the return envelope. Then **Sign and Date in ink** the Secretary Proxy Statement also on the back side and mail it to us. The postage has been prepaid for your convenience. Remember, your vote will **NOT** be counted if you fail to sign and date the Proxy, and your vote can only be cast for the plats/lots that you list properly. If you cannot remember the plat/lot numbers of your lots, call or e-mail the SVRA Office at 307-883-2669 or office@svrawy.com.

Mailed ballots must be received in the Association mailbox by 7:00 a.m. on June 27th, 2026, if they are to be counted. Ballots in the signed and dated return envelope(s) may be hand-delivered to the Star Valley Ranch Association Office by 4:00 p.m. on June 26, 2026. *Please be aware that the mail can take up to two weeks to arrive, so please mail early.*

4. You will have one (1) vote for each open seat on the Board of Directors. Mark your single ballot for no more than two (2) candidates running for the two, three-year (3-year) terms. Please refer to the instructions on the 2026 Official Ballot.

If the property is owned by a trust, the Association will treat the Trustees as the owners of record.

All voting ballots and proxies for properties or lots owned by a corporation, partnership, limited liability company, or other entity must be supported by a Resolution identifying the one person authorized to vote or sign a proxy. Please ensure that your Resolution is on file in the SVRA office or that it is included with your ballot.

CANDIDATE INTRODUCTIONS

Star Valley Ranch Association does not support or endorse any one candidate.



Julie Christiansen

My name is Julie Christiansen, and I am seeking election to the Star Valley Ranch Association Board of Directors. My husband and I have been property owners in Star Valley Ranch for more than 20 years and became full-time residents in May 2023.

I became involved with the Association to connect with the community and contribute in a meaningful way. I previously served on the Legal and Finance Committee and, in 2025, was appointed to fill a vacancy on the Board.

Since June 2025, I have served as SVRA Treasurer. In addition, I serve our broader community as a member of the Town of Star Valley Ranch Finance and Accounting Board.

Professionally, I am a member (partner) with ABC Accounting and Bookkeeping LLC, and a Certified Public Accountant licensed in Colorado, with over 30 years of experience in accounting and auditing. My firm specializes in nonprofit and small business accounting and bookkeeping, and I bring this experience working with boards and nonprofit organizations to my role with SVRA.

As a Board member, my goals are to strengthen involvement in the annual audit process, ensure the budget reflects member priorities, and support Association staff in meeting the needs of our community. I would also like to conduct fraud/scam protection and personal financial education workshops for our community.

It has been an honor to serve on the SVRA Board this past year, and I would appreciate your vote to continue serving for another three-year term.



Matthew Kieran Dulin

Hello Star Valley Ranch neighbors,

Please allow me to introduce myself and announce my candidacy for office as an HOA Board member. My full name is Matthew Kieran Dulin, but I go by my middle name, Kieran.

I moved to Wyoming in 1997 and discovered Star Valley Ranch shortly thereafter. My first visit was to play golf, but I immediately thought that I would like to live here someday. It took me a while, but I finally purchased a home here in 2021 and I love it. I live here year-round and I spend my free time golfing, fishing, and enjoying the outdoor opportunities the area has to offer.

Joining the HOA Board would certainly be a learning experience. Taking in all of the information that previous members have accumulated over the years will require open ears and an open mind. Studying the issues facing the Board will likely require some time and patience, but I am up for the challenge.

We all know that the Board is constantly trying to make improvements for our shared community assets like the golf course and HOA operated buildings and grounds. I have been impressed with the improvements over the last few years and hope to add my own efforts to ensure continued success.

I would also like to take this opportunity to say THANK YOU to the staff that keeps everything up & running. We appreciate your hard work.

I believe that as a year-round resident I will bring valuable insights to the HOA board. I hope to be helpful in making decisions beneficial to our community in all seasons. I thank you for your consideration and would greatly appreciate your vote in the upcoming election.

Cheers, Kieran

Kevin Leonard

Hello! My name is Kevin Leonard. I am running for the vacant position on the HOA Board. I have lived on "The Ranch" for nine years as a full-time resident. I am married (50 years) to Catherine and also have two adult daughters that are Star Valley residents.

I am a retired forester, having graduated from the University of Washington with a degree in Forest Management. I worked 35 years at various locations in Washington, Oregon, and Montana. I thoroughly enjoy living here! Star Valley Ranch is an amazing community that provides a wonderful quality of life for its residents! I believe that being on the Board is a great way for me to give back to the community and help with the valuable work that the Homeowners Association provides.

Thank you for your consideration.

Kevin Leonard

STAR VALLEY RANCH ASSOCIATION

ANNUAL MEETING OF MEMBERS

JUNE 27, 2026

8 a.m.

SVRA Cedar Creek Center Meeting Room

AGENDA

7:00 AM Open Registration and Voting

8:00 AM Call to Order

I. Posting of the Colors

II. Pledge of Allegiance

III. Reading of Official Notice by Secretary Judge

IV. Opening Remarks by Chairman Viollis

V. Annual Audit Review: Phil Tippetts – DeCoria and Company, Senior Auditor

VI. Report of the Number in Attendance: Election Committee Chairperson Carol Woodward

VII. Reading of Annual Minutes of June 28, 2025 and approval of the same

VIII. Chairman Report

IX. Vice Chairman Statement

X. Golf and Greens Committee

XI. House and Entertainment Committee

XII. Legal and Finance Committee

XIII. Architectural Control Committee

XIV. Secretary Introduction of Candidates for the Board of Directors

XV. Chairman Announcements

XVI. Adjournment*

*Polls will close thirty (30) minutes after the meeting adjourns. Results of the election will be posted in the Barn, the Cedar Creek Center Assembly Hall, at the Administrative Office, on our website, and Facebook page when tabulated.


Star Valley Ranch Association
2025 Annual Meeting of Members
JUNE 28, 2025

The Cedar Creek Center - 1800 Cedar Creek Drive

In Attendance:

Mike Wardle: Chairman – Present
Tony Viollis: Vice Chairman – Present
Patty Judge: Treasurer – Present
Mike Perretta: Secretary – Present
George Toolson: Director – Present
Carolyn Thacker: Director – Present via Zoom
Julie Christiansen: Director – Present

I. The 2025 Annual Meeting was called to order at 8:03 A.M. by Chairman Wardle.

II. Pledge of Allegiance

The Presentation of the colors was presented by the VFW. The Pledge of Allegiance was said by all members present.

III. Reading of Official Notice: Secretary Perretta read the following:

Notice is hereby given that the annual membership meeting of the Star Valley Ranch Association incorporated a nonprofit incorporation of Star Valley Ranch Lincoln County Wyoming will be held at 8 A.M. on Saturday June 28, 2025 at Star Valley Ranch in the multipurpose room in the main level of the Cedar Creek Center.

IV. Opening Remarks: Chairman Wardle made the following remarks:

I want to take a moment and thank our local chapter of the Veterans of Foreign Wars for their service to our country and for posting our colors. You gentlemen do us proud.

V. Review of 2024 Financial Audit: DeCoria and Company's Senior Auditor, Phil Tippetts, reported the following:

We have audited the company's financial statements of Star Valley Ranch Association as of December 31, 2024. In our opinion the financial statements referred to above present fairly in all respects the financial position of the Association as of December 31, 2024. We conducted our audits in accordance with the standards widely accepted in the United States. We use the highest standards and the Association meets those standards. As far as the audit goes it was clear there were no issues, problems, or concerns. If anyone has any questions feel free to reach out to Phil through Keri.

Director Christiansen asked Phil for clarity on a note in the audit regarding liquidity.

Phil advised that the note shows what we have in liquid assets and that liquid assets are needed to cover at least 90 days of expenses. It shows that we have at least that amount and are in a healthy financial status.

VI. Report of the Number in Attendance: Election Committee Chairperson Carol Woodward reported we have exceeded the quorum requirement.

VII. Reading of Minutes of June 22, 2024 Annual Meeting and approval of same:

Member, Trudy Funk, made a motion to accept the meeting minutes from the 2024 Annual Meeting as they were written and distributed.

Member, Bonnie Johnson seconded the motion.

Motion passed unanimously.

VIII. Reports of Standing Committees:

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

A. Ballot Motion #1

Chairman Wardle advised that this ballot motion was to get our by-laws to match with the Wyoming state nonprofit corporation. Member, Ken D'Souza, made a motion to accept Ballot Motion #1 as it was written.

Member, Shannon Riley, seconded the motion.

Motion passed unanimously.

B. Ballot Motion #2

Member, Shannon Riley, made a motion to accept Ballot Motion #2 as it was written.

Member, Lloyd Funk, seconded the motion.

Motion passed unanimously.

Chairman Wardle advised that this was to streamline the processes.

Secretary Perretta clarified that it updated the current lingo. We clarified the roles and updated them to match the way the Association runs currently.

Treasurer Judge added that it allows us to use more current forms of communication including email instead of telegrams.

Chairman Wardle instructed the membership that they must mark their ballots and deposit them in the sealed ballot boxes for counting and tabulation by the Election Committee and that the polls will remain open for 30 minutes following the adjournment of the meeting.

I want to thank our staff and the other members of the Board of Director's for your service to the membership. It is through your service that makes this place run. As you know I am leaving the Board, but it is my pleasure to let you know that we have made some great changes to the HOA.

With your hard work and support we have completed the Green Canyon water line, and this fall we will break ground on a new playground for the kids in our community. None of this would be possible without everyone's hard work. I also want to thank Maria and Trevy for their help in the design and picking of the playground equipment.

Until you sit on the Board you do not realize how much time you donate and how much work it really is. I want to once again express my thanks to all the members of the Board on their hard work.

Vice Chairman Statement: Vice Chairman Viollis gave the following report:

I have completed my third year on the Board and am rerunning for election. It has been three years of sitting through some long hours of meeting and debating. Some debates were lengthy some we all agreed on easily but everything we have done in the last three years was for the Association.

Instead of listening to rumors come to the Board or the ladies in the office and get the facts. Get involved with the Association. We have a lot of things going on and could always use the help and support.

If the by-laws get passed, we will begin working on making those revisions right away. Our next big revision will be working on the DCC&R's. These cannot be officially updated until 2032 but we want to start looking at them as soon as possible. If you would like to be involved in that let us know as we would love all the help we can get.

We have a team of hardworking people remember to appreciate them. I would like to now give my thanks to Larry Tucceri and his golf course maintenance team, Ernie Bigelow, and the ladies in the office. I would also like to give my thanks to Mike Wardle for all his hard work and dedication.

Golf and Greens Committee: Director Toolson gave the following report:

2024 turned out to be an excellent year for the golf business here at Star Valley Ranch. During last season, we lost our long time Golf Superintendent, Kurt Richmond to a military golf course back east where he can receive a full military retirement by managing their course for the next few years. However, all was not lost as Kurt's right-hand man, Larry Tucceri stepped up to the plate to take over the golf superintendent position. Along with Larry stepping up, our facilities manager, Ernie Bigelow also took on the additional title of grounds manager. Between the two of them and their crews, we have 27 outstanding holes of golf here at SVRA.

In August last year, thanks to Jeff Earl our long-time concrete "guru", our driving range got a face lift with new stairs and a new launching pad. Along with all the concrete work, member Blaine Rees designed, manufactured and donated all the metal railings and gates for the driving range. Also, a big thank you to several members of the Men's Golf Association and the golf maintenance crew. Another project that turned out great.

Work continues on the Aspen Hills parking area, gazebo, and playground upgrading for the little ones.

Last season Cedar Creek Golf Course hosted our first Wyoming Senior Men's Tournament which apparently impressed some of our Wyoming golfers. This year we will be hosting the Wyoming Seniors Amateur Tournament for the statewide seniors.

During the 2024 season, Cedar Creek recorded 19,115 golf rounds followed by Aspen Hills with 5,782 rounds. The revenues for last year increased by 9.8% with income totaling \$941,063.96. When all the smoke cleared, golf operations profits were over \$242,000.00. Also, as of the 2024 season, golf income is now separated from other accounts and continues to accrue interest in a money market account. Thank you to Keri and Heather for your financial wisdom. For the 2025 season so far, along with 27 outstanding holes of golf, we also have a brand-new fleet of 64 Yamaha Quiet Tech golf carts. The new irrigation line project from Green Canyon is now completed. Thanks to Mike Wardle and several others for taking on this project. The new system is working well and was in dire need of an upgrade to provide water to both courses.

We also have a new golf pro, Nick Harding who came to us from the Entrada Golf Course in Saint George, Utah. His first major tournament at Star Valley Ranch was the Mixed Moose Tournament which was held a week ago. Thanks to Nick, Keri, Heather, Sierra, Ernie, Larry, and the staff from pro shop and golf course maintenance. This was probably the best and most well-run tournament ever, at Star Valley Ranch. Participants reported having a great time and will return next year. Well, done gang.

House and Entertainment: Treasurer Judge gave the following report:

Last July 4th was an incredible day! Over 70 volunteers made the whole thing happen, cooking pancakes, and sausages for breakfast, and over 350 burgers along with almost 200 hotdogs for lunch. Carolyn Thacker and her wonderful cooks sold over 40 pies. The addition of the cowboy coral was a huge hit, and they'll be back this year. We are expecting an even bigger crowd this year with the fourth being on Friday, we're still looking for volunteers if you have a few hours to help next weekend.

In August we had our luau potluck with the live band that will be performing tonight, the Afu Fighters. We had a wonderful craft fair that Shauna Crittenden organized for us in August also.

The annual trunk or treat with the games in the barn and the haunted train ride were a huge success. We made the very hard decision not to do the haunted barn last year. That was a result of not having enough volunteer manpower to help build the barn out. Santa on the Ranch was a great event with kids of all ages showing up to visit Santa and to skate on our wonderful ice rink. For those of you not aware, we have a new winter activities club that sponsored a really great poker run on the groomed cross-country trails, and a moonlit trail run this year. We're looking forward to working with the group this year to provide more winter sports.

We hosted 2 karaoke nights this year that were well attended. The final event for the past year was our annual Easter egg hunt. Volunteers stuffed and hid over 2000 eggs that about 40 children found in about 30 minutes. The Easter bunny even made an appearance.

Finance and Legal Committee: Treasurer Judge gave the following report:

Updating our by-laws was a huge discussion during last year's election. Many hours were spent updating the 2001 version to the version you saw in your election packets. Your board and the association's lawyers have worked diligently to make sure our by laws are now in compliance with the Wyoming nonprofit laws.

On June 6, 2025, the Board of Directors held a hearing pursuant to WYO. STAT. § 17-19-621 to determine whether to suspend a member's membership rights in Star Valley Ranch Association ("SVRA"). The Board considered the evidence presented and, ultimately, voted unanimously, with one member abstaining, to suspend the member's membership rights. In the Board's opinion, this suspension was warranted in light of certain comments and reports the Board had received from SVRA staff members regarding the member's conduct. The member was notified of the suspension by counsel on June 11, 2025.

During the year we created or revised 5 operating policies which includes the by-laws review and revision policy and the end of year closing.

During the last year we've earned over \$31k in interest by reinvesting in CDs, opening money market accounts with higher rates than traditional savings accounts and transferring \$250k in and out of our operational account during our peak income months. New bank accounts were opened to further differentiate between assessment income and golf and other income. A banking flow chart was created to help members understand where money goes. Finally, the 2025 budget reinstated free swimming in our members only pool, and free green fees at Aspen Hills Mondays through Thursdays.

Architectural Control Committee: Vice Chairman Viollis gave the following report:

Since the last annual meeting June 22, 2024, the Architectural Committee have approved:

- 20 New homes
- 3 Home Additions
- 2 Decks
- 1 Deck extension with roof
- 1 Garage
- 1 Carport
- 1 Accessory building
- 4 Driveways
- 3 Landscaping projects
- 2 Fences
- 2 New exterior painting

Many of these approvals were approved before the new Architectural policy was in place as of March of this year. The

Architectural policy still has requirements that the Association need to approve based on the DCC&R's. This has streamlined the approval process for the Association and the member wanting to build.

X. Introduction of candidates for the Board of Directors:

Secretary Perretta introduced Board of Director candidates Marcus Occhi and Tony Viollis.

XI. Announcements: Chairman Wardle made the following announcements:

Chairman Wardle reminded everyone that the polls will close 30 minutes following the adjournment of this meeting.
Member Bonnie Johnson gave her thanks to all SVRA staff and the Board of Directors.

XI. Adjournment:

Member, Nicole Lainhart, made a motion to adjourn the 2025 Annual Membership Meeting.
Member, Beth D'Souza, seconded the motion.
Motion passed unanimously at 8:38 A.M.