

Star Valley Ranch Association
Board of Directors Meeting
September 15, 2012
9:00 a.m.
Town Hall

Kathy Daulton Chairman
Mike Blackman: Vice Chairman-absent
Ann Earl: Secretary/Treasurer
Ron Denney: Director
Derk Izatt: Director-absent
George Toolson: Director
Robert Lujan: Director

Call to order:

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

Chairman Daulton recognized Ed Koch and Al Redlin from the Town of Star Valley Ranch Town Council.

1. Adopt Agenda:*

- Director Denney made a motion to adopt agenda as written.
Director Earl seconded the motion.
Motion passed unanimously.

2. Approval of Minutes for August 2012 Board Meeting:*

- Director Lujan made a motion to approve the August 2012 Board Meeting Minutes as written.
Director Earl seconded the motion.
Motion passed.

3. Standing & Special Committee Reports:

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

Welcome to our newest Board member, Robert Lujan.

As autumn begins, it is a good time to reflect on the reasons for a very busy and successful summer. It's teamwork. Members of the Board are responsible for governance and committees, but some of us also work and all of us have family obligations and celebrations. We depend on each other for back-up, but we also depend on our talented committee members and the General Manager and his dedicated staff.

We thank Kirk Sessions, Kurt Richmond, Tallia Booker, Ernie Bigelow and Kathy Vance.... and their summer employees for efficient, friendly service to the members and larger community. They are the first face people see on the Ranch. They are the source of day-to-day problem solving. They implement the annual plan established through the Association budgeting process. We couldn't do our job without them doing theirs.

On another topic, the Architectural Control Policy that has been brought forward for input at the last two meetings is now being reviewed and revised by the newly formed Architectural Committee and the Board. Mike Blackman has had to be out of town so we will postpone action on the policy until the October meeting.

B. Utilities Report: Director Toolson gave the following report:

Due to the 90 degree plus weather for more than a month, coupled with no measureable amount of moisture for 5 months, the Green Canyon water supply flow is down significantly. Night time watering of Aspen Hills and Cedar Creek golf courses has become a "BIG" challenge to Kurt Richmond and his staff. This becomes even a bigger problem when we continue to share Green Canyon irrigation water rights with L.V.I., who is also watering 2 golf courses. During the night time hours, after the golf courses are closed, the Star Valley Ranch Associations' share of the water supply has now been slowed to approximately 200 gpm. We cannot water 27 holes of golf with 200 gpm. Because of lack of water, the Cedar Creek Well has been turned on to try and supplement another 250 gpm. Turning on the Cedar Creek pump enlightened us of new problems and upcoming additional projects, as we now have discovered some significant valve and mechanical problems to deal with at the Cedar Creek Well. Financially, we cannot run the golf courses and water them at the same time. The compromise lately is for our limited golf maintenance staff to stop other ongoing projects, and go out to manually water the holes in need, during daylight hours. So, if you see one or more of our grounds crew who appears to be taking a nap, or an extended break next to one of those big green boxes, chances are likely, he's out there turning on and off sprinkler heads to keep golfers, (AKA revenue producers), dry so they will come back and play again.

People need to remember a couple of things for the rest of the 2012 season;

- (1) Most of the rough and some parts of a few fairways are going to be dry.
- (2) The golf operations crew continues to do all they can, with the resources available to keep our courses green.
- (3) In the coming months, pray like hell it snows-----"LOTS OF SNOW".

C. Finance & Legal Report: General Manager Sessions read the following report prepared by Vice Chairman Blackman:

At the September Town Council meeting the Association Board repeated its stance that the Proposed Ordinance creating a Special Use definition and including the lots as Single Family Residential Special Use was not needed. It is the Board's opinion that the current Private Recreation zoning classification better fits the past, current and proposed future use of the lots in question. At the present time, however; the Board does not plan pursue other avenues to oppose the current proposed zoning ordinance.

The two other lawsuits are progressing their way through the legal system. The fence lawsuit did have another phone call meeting with the Judge and further comments are being prepared in support of our motion to dismiss. The DCC&R lawsuit is still in the judges hands.

The Finance and Legal Committee had their first meeting in August. During that time the 2012 Budget was distributed as well as the year to date through July results. The discussion centered on how the budget was prepared last year and how the time table is set up for this year. The Committee will meet again on Tuesday, September 18 to further discuss the upcoming budget process and to calculate the appropriate factor for setting the maximum assessment for the coming year.

D. Architectural Committee Report: General Manager Sessions gave the following report:

Over the past month the Architectural Committee has had 3 scheduled meetings and approved 5 projects:

2 - Fence Applications

3 - Applications planning changes to existing structures involving a deck, roof and/or retaining wall

The committee plans on continuing with a rapid response to all applications received.

E. Golf and Greens Committee Report: Director Toolson gave the following report:

Golf course operations are now winding down for the season. All tournaments with the exception of "The Magical Mystery Tournament" on Sept. 29th have now been completed.

The latest Golf/Greens Committee meeting was held at the Silo on Tuesday, September 4th @ 3:00 PM. This meeting was a short one, (1hr 48 min), do to only a total of 9 people attending. The reason for only 9 turning out—the Director over Golf/Greens, (Myself), failed to send out an E-mail to the rest of the group.

Some of the topics discussed were as follows;

- (1) Irrigation problems as discussed in the "Utilities" report.
- (2) Greens and dates to remember;
 - (a) Greens are in really great shape considering no rain and some irrigation problems.
 - (b) Some dates for Re-Vamping of greens coming up--
Deep tine aerification will close the front 9 of Cedar Creek September 18th, 19th, and possibly the 20th.
Cross tine aerification will close the back nine of Cedar Creek September 24th and 25th.
Verticut and topdressing will close Aspen Hills October 1st and 2nd.
- (3) Tee Box boulders, most if not all have been installed to date.
- (4) Ongoing and upcoming projects for our golf course crew include;
 - (a) Topsoil and seed around horseshoe pits next to the Cedar Creek Grill
 - (b) Redoing the "Senior" gold tee on #2 Cedar Creek
 - (c) Some landscaping on the island next to Ladies' tee #2 Cedar Creek
 - (d) Work on the berm on the back side of green #2 Cedar Creek
 - (e) Filling in wiring trench on left side of #9 fairway Cedar Creek
 - (f) Finish wiring and irrigation projects #13 Cedar Creek
 - (g) Re-working #9 Aspen Hills
 - (h) Redoing #2 tee box at Aspen Hills
 - (i) Putting both courses "To Bed" for the season

New items brought up were;

- (1) Don Azevedo, the new President of the Men's Association, volunteered to be on the 2013 Tournament Committee with Donna Thompson, Cathy Toolson, and Diane Burr.
- (2) Dogs and their remnants on the golf courses were talked about with ongoing discussions and a remedy to follow hopefully in the future
- (3) The question came up with reference comparing the price of a single season pass holder to that of a couple's season pass pricing. (Difference being \$100.00 in favor of the couple. Discussion concluded that the couple should receive a discount because of 2 players VS 1--- The majority of the committee at this time, wanted to leave the pricing as is.
- (4) There was also a vote to expand the "night golf" tournaments from 2 in 2012, to 3 tournaments in 2013. Both tournaments conducted this year were full with participants and some late arrivals had to be turned away. For this year, these tournaments financially were a shot in the arm, so next year we will try to grow it a little more.
- (5) Also for next season, we are contemplating a season pass (and), (or) punch card for the "Driving Range"

- (6) For those who have a passion to make Star Valley Ranch an even nicer place to be, we are going to attempt reinstating 2 past committees---The Beautification Committee, and The Adopt A Hole Committee.

These 2 committees to work hand-in-hand with Kurt Richmond and golf operations staff.

We need "Leaders" and committee members for both. Anyone who would like to volunteer for either committee, please contact, myself, Kirk Sessions, or Kurt Richmond and we will try get them off the ground for the 2013 season.

- F. House & Entertainment Committee Report: Chairman Daulton gave the following report**
The H&E Steering Committee is developing a mutually beneficial relationship with the Star Valley Arts Council that has brought Shakespeare in the Park to us for the last two years. The Arts Council recognizes that the members and citizens of Star Valley Ranch are a great audience, and we have learned that the Arts Council has access to opportunities of interest to H&E. So we are collaborating to bring you:

Dorene Ludwig The Tamers: Women Who Built the West

Wednesday, October 3, 6:00p.m. in the Barn, no charge

Meet the courageous and enterprising women who put their hearts into families and their spirits into establishing their communities -- restaurant creators, hotel owners, stage coach, missionary wives, and more!

Dorene Ludwig is the artistic director and president of the American Living History Theater in Greybull. She has appeared in her various one-woman productions coast to coast. The National Park Service, NASA, the U.S. Army and UCLA all have employed her as a trainer and consultant.

Of course, October brings Halloween!!

Trunk or Treat, Wednesday, October 31, 6:00p.m. - 8:00p.m.

Prepare your goodies! H&E is working on a new, safer location for this year's Trunk or Treat, so please stay tuned to the Ranch weekly bulletins for venue.

Duffer's Year-End Halloween Party

Prepare your costumes! Watch the Ranch weekly bulletins for date and time in the latter part of October.

August was a great month for entertainment on the Ranch.

The Linfords highlighted the August Nine, Dine, & Dance and gave us a chance to hear and dance to one of the best bands in our Valley.

"The Songs and Saga of Shenandoah" was a sell-out two nights in a row. Many thanks to JC Colley and a vast array of actors, singers, stage, makeup, video and sound effect technicians that gave us a great set of performances. The food was perfect too and the weather cooperated.

Today we have 20 garage sales around the Ranch and several junk in the trunk vendors selling around the Barn. Maps and lists are available at the front entrance and at the corner going up to the Barn. The weather is just fine for shopping.

Tonight is also the Final Nine, Dine, & Dance golf scramble beginning at 2:00, chuck wagon dinner at 6:00p.m. and dance to the music of Jackie Marie beginning at 7:00p.m.

G. DCC&R Compliance Report-General Manager Sessions gave the following report:

The DCC&R Compliance officer, Bud Hill, continues providing guidance to property owners toward voluntary compliance. Where voluntary compliance is not achieved, the progressive notification of non-compliance is started. It is pleasing that notable voluntary improvements continue to be observed! Since the last meeting, there have been 4 Friendly Reminders to owners and 3 Friendly Reminders have been advanced to Notice of Violations.

H. Master Planning Report: Director Denney gave the following report:

The SVRA Master Plan Development Committee met twice since the August SVRA BOD meeting. The first meeting was a kickoff meeting to introduce all committee members to each other and to the purpose of the Master Plan. Attendees at the first meeting were:

- a. Ron Denney
- b. Gary Braun
- c. John Blakley
- d. Anne Blakley
- e. Bob Lujan
- f. Gayland Archibald
- g. Chuck Hewins

The purpose, format, and content of the Master Plan were discussed. Ron suggested that a condition assessment of the SVRA assets needed to be done first to understand what the SVRA owned and in what condition it was in. The condition assessment would be divided into the major categories of golf courses, utilities, and facilities. Then the Master plan format could be developed. Other suggestions to consider the SVRA at the 10,000 ft. level to develop an overall purpose of the Master Plan. A decision was made to obtain other master plans to see if a format and content could be discerned by comparing those plans with expected outcome. The next day, Arch provided Ron with a SVR water systems master plan which had been completed about 5 years ago. This is the basis for the Town of Star Valley Ranch efforts to upgrade the town water systems, but it also has detail on Green Canyon and the Cedar Creek well.

At the second meeting, the Master Plan for the National Elk Refuge near Jackson, Wyoming was provided by Ann. A brief review of this document showed that it would serve as a good template in that it had a high level summary main document which served as a good communication tool, and then had detailed sections to provide the backup detail. Ron will develop a draft outline for the SVRA Master Plan with placeholder sections for members to develop detail on their assigned work scope.

During the discussion of this report, the following comments were made from the floor and responded to by the General Manager and Board of Directors.

Russ Storbo: How long has it been since the Town's master plan has been updated?

Al Redlin: It was created about 5 years ago; recently we reviewed it and found that it is still pretty appropriate and presented it to the counsel and they agreed. I think the master plan that we have is quite comprehensive and has served us well.

Director Denney: The version I am using can be found on the Town's website.

Russ Storbo: When do you plan for the Association's master plan to be completed?

Director Denney: It will probably be, at the earliest, next summer. While most of the members leave for the winter we will continue to work on it.

Al Redlin: Community input is very important in that process.

Director Denney: Community input is very important to us as well.

Russ Storbo: Will the draft be available to everyone or only a select few.

Director Denney: We want input from anyone. I am trying to be as open minded as possible, and we will try to have the draft available on our website.

I. SVRA Barn/Silo Redevelopment: Director Lujan gave the following report:

Since being appointed as a Director to the SVRA on August 15, 2012, with the responsibility of the Barn/Silo Redevelopment, my main focus has been to gather/review as much information possible pertaining to the project. I have met with previous directors, our city mayor, toured local community projects, and reviewed Barn/Silo historical files. My efforts have been geared to obtaining a strong basis to determine our next best proper course of action.

In conjunction with the Director over "Master Plan Development," Ron Denney, we have formed a sub committee composed of the following individuals. Ann Blakely, Gary Braun, Kirk Sessions, and Robert Lujan to address our "building needs" and the next steps needed to be taken.

Our committee will be addressing concerns ranging from, are we still going to build if we don't have access to grant money? is it better to rent than to build? should we be working with the City to avoid duplicate costs? If we do build how much will it cost, will we finance? will the new building include office space? will it be a year round use facility? will our annual dues be increased to pay for it? etc.

These type of questions, plus many more need to be addressed before we proceed any further. We will be meeting on a weekly basis over the next few weeks. Our first committee meeting was held September 13, 2012. Our committee is open to input from Association members. Feel free to e-mail me at najul@msn.com.

Ed Koch asked, "Do you have a standing time that you hold this meeting?"

Director Lujan answered. "We do not have a set time but we are looking at Thursday mornings, 8 a.m. at the Cook Shack, for the next month or so."

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

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

Assessments

2009 Lawsuit Collection Status: 12 Lots (.6%) have not paid in full (2 foreclosure).

2010 Assessment Status: 22 Lots (1%) have not paid in full (includes 12 from above).

2011 Assessment Status: 46 Lots (2.3%) have not paid in full.

2012 Assessment Status: 1853 (92%) have paid in full compared to 1893 (94%) for the same period last year.

The last statement distribution was the first of August. Some additional partial payments have been received from the above. Finance charges (12%) are added to all past due accounts.

Business Activities:

For the months of June and July, the allocation of \$1763.60 (40 lots X \$44.09) for each assessment paid was transferred from the Operations account into the Restricted Capital account, which has been established for the redevelopment of the barn/silo. This transfer brings the account balance to \$81,233.60 including accumulated interest.

A quick overview finds the YTD Income of the Association slightly better than budget (1.5%). Gross revenues are 2.4% less than budget, reflecting a decline in swimming lesson income due to lack of qualified instructors, a decline in trail fees and punch card support, a nominal increase in daily golf income and solid increases at Duffer's, pool rentals and golf course snack/beverage sales. I'm pleased to report that expenses for the period have been managed to 4.7% under budget bringing us to the above better than budget income position.

Budget preparations are underway for 2013 continuing the bottom up methodology. Line by line reviews will be conducted with each manager prior to presentation to the F&L committee and BOD for their review and input. Any budgetary requests that members feel should be considered in 2013 should be presented to me by the end of September (H&E requests should be submitted to Kathy Daulton on the H&E Proposal Form).

DCCR Compliance Report:

The DCCR Compliance officer, Bud Hill, continues providing guidance to property owners toward voluntary compliance. Where voluntary compliance is not achieved, the progressive notification of non-compliance is started. It is pleasing that notable voluntary improvements continue to be observed! Since the last meeting, there have been 4 Friendly Remainders to owners and 3 Friendly reminders have been advanced to Notice of Violations.

Duffer's: Mark 9/29 on your calendar for the 3rd Annual Duffer's Magical Mystery Tour....nament. Sign up at the Pro Shop and join in on a fun day!

Tomorrow will be the Annual Friends of Jacki Marie Karaoke and Pot Luck starting at 4:00 and 9/22 will be the final evening for karaoke for the season. Whether you are a participant or just a fan, come out and join in the fun.

Golf Operations

Pro Shop/Golf: Golf season is beginning to wind down as all summer Tournaments are complete and Men's and Ladies Golf Associations have completed Club Championships. The end of season sale is going on now at the pro shop with great discounts and we can still special order items not in stock. Special Fall rates will commence Monday 9/17.

Golf Course Maintenance: Additional landscaping has been installed at the new driving range tee box and along the edge of the new grill parking area, taking advantage of the end of season nursery close-outs. There remain several projects that will be addressed over the balance of fall with the intent of completing all by fall of 2012, however our staff's main focus right now is to keep our course green with diminishing water supply and several new unplanned system failures.

Facilities: The pool has been winterized for the season. During the 2012 season our pool staff accomplished 13 saves of swimmers in trouble and provided 5 with first aid. Ernie will be preparing for the close down of facilities and water turnoffs as the weather cools.

Russ Storbo asked "What happens to assessments when a property gets foreclosed on?"

General Manager Sessions answered, in many cases the banks pay up and keep the account current; in other cases banks wait until the property sales and because of a lien hold we are able to collect at that time.

5. Old Business: none stated

6. New Business: none stated

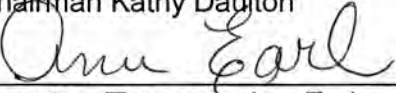
7. For the Good of the Order: none stated

8. Adjournment:*

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

Meeting adjourned at 9:36 a.m.

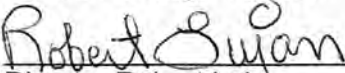
Chairman Kathy Daulton



Secretary/Treasurer Ann Earl



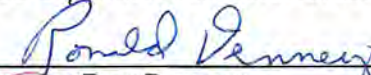
Director George Toolson



Director Robert Lujan



Vice Chairman Mike Blackman



Director Ron Denney



Director Derk Izatt