

File

Please Return To
John Daulton

Long Range Planning Committee Special Meeting May 21, 2006

The Saturday May 21, 2006 the Board of Directors meeting was cancelled in order to provide the time to the Long Range Planning Committee for an information sharing meeting. This meeting is the first in a series of meetings that will begin the process of obtaining ideas and suggestions from the membership that will be used in the formation of the SVRA Long Range Plan. In the future these information sharing sessions will be held after the regularly scheduled Board of Directors' meetings. As needed, other special meetings will be held. An example of this will be the Special SVRA and Leisure Valley Inc. meeting on June 22 to discuss the possible airstrip lease by LVI.

Notes on the May 21, 2006 meeting

The meeting started at 9am and finished at 10:30 am. Coffee and cookies were served.

SVRA Board of Directors Chairman Jack Petty opened the meeting and introduced Director Daulton, the Chairman of the Long Range Planning Committee, who facilitated the discussions. Ideas were recorded on large sheets of paper by the GM Sharon Backus.

Director Daulton gave a brief overview of the LRPC work to date using a large visual organizer with study groups listed and the beginnings of goals for short, medium and long range. He then introduced Al Redlin who is leading the efforts for the Town of Star Valley Ranch to develop a Planning and Zoning Ordinance and a Town Master Plan. The Town is planning to hire a consultant to provide professional services for development of the Planning and Zoning Ordinance. Joe Angelovic, SVRA director, Elmer Beck, Leader of the SVRA Architectural Committee, and Robert Palmquist, an SVRA resident knowledgeable in geology and ground water, have been identified as key persons to work with the consultant to help assure that the ordinance to be developed compliments the requirements of the SVRA and its architectural controls. A Community Assessment is scheduled for July 10 thru 12. This assessment will be conducted by a group of volunteer professionals who will provide our community with feedback on what our residents and property owners think, the good and the bad. The assessment team will also make recommendations on actions they feel the community should take. Feedback from the Community Assessment should prove beneficial in developing the Planning and Zoning Ordinance and the Town's Master Plan.

Joe Angelovic explained that the facilities study group report will be finished by the middle of June. The report will describe the condition of SVRA buildings and recommended priorities for improvement or replacement.

The main purpose of the meeting was to gather ideas and suggestions for the Front Entrance area of Star Valley Ranch. The ranch house was recently removed leaving an

area 1.44 acres in size. The SVRA maintenance building is still at this site. SVRA also owns Plat 10 Lot 56 adjacent to this parcel and it is exactly 0.79 acres.

The ensuing discussion produced many ideas which are consolidated into the categories below;

DEDICATING THE AREA AS THE FRONT ENTRANCE

- It should be our showplace. It is the first impression people get coming into the SVRA,
- It should be a large multi purpose building to house town and SVRA
- Is the area large enough? (Front Entrance)
- Business office is far removed from front entrance- (move to Front Entrance) make area focal point for town and SVRA and perhaps Pro Shop.
- Purchase Brad Merritt's House (adjacent to Front Entrance area)
- Common design
- Informational center and security there
- Move office to Front Entrance so we can use storage area there for other enterprises or sell lots for income.
- Money generating area for SVRA through commercial long term leases
- (too much at front entrance) will create a traffic problem
- Postal facility bldg with boxes for all or cluster boxes around ranch?
- Town could get money for a community center but needs ownership or very long term lease (99 yrs)
- Need year around building at the FRONT ENTRANCE.
- Agree with vision of showplace
- Basic facility for association use
- Open and welcoming site
- Replace fence (Vista West Dr at FRONT ENTRANCE) with trees
- Add green area with picnic benches
- The FRONT ENTRANCE is a pick up and drop off site for school children riding school buses. Have a space there for students to wait for the bus like a library.
- Is aid forthcoming from state if multipurpose building is built.
- Leave it as green area and put up statutes of former board chairmen.
- Make #6 Hole at Aspen Hills golf course the no. 1 hole and put Pro shop down at FRONT ENTRANCE
- Official entrance way of wood or stone
- Community center should be expandable
- Indoor pool, exercise facility

MOVE THE MAINTENANCE BUILDINGS, EQUIPMENT AND SUPPLIES TO ANOTHER AREA

- Where do you move the maintenance shop should be the first consideration.
- Move shop somewhere else on ranch, i.e. down by pool bldg.
- Gasoline/diesel storage at maintenance building

- Leave shop bring in a double wide for office building
- Maintenance bldg could be moved back and area landscaped
- USDAFS lease for Maintenance shop
- Need place to store valves, supplies and equipment for utilities
- Define need for long term maintenance shop- size depends on Road contract and how long water is with SVRA.

FRONT ENTRANCE AREA- ACROSS THE ROAD DUMP AREA

(SVRA will be out of the garbage dump responsibilities on 29 June this year.)

- Beautification -1st step take fence down at dump, dumpsters gone by 29 of June clean up area right after.
- Source water protection at the airstrip well area is a major factor in what facilities can be built at the Garage dump site.

OTHER AREAS OF FACILITIES THAT WERE DISCUSSED

SILO – BARN AREA

- Bar is a problem – Noise
- Burn Barn
- Find a place for the ugly (buildings)
- The Silo is considered by some as a “sacred cow”.
- Barn is structurally sound, but not able to use in the winter
- Barn has leaking roof, floor not sealed, dirt floor in basement area.
- Silo most identifiable bldg on Ranch
- “Sin” to consider demolition of silo
- Week long implosion party (?? destroying what??) charge \$20/person to watch destruction.

POOL- PLAYGROUND AREA

- Area west of pool is common area – (clarification needed)
- (Pool area) is possible Flood plain?

OTHER COMMENTS

- LVI and SVRA meet June 22 to discuss the airstrip lease.
- Cook shack next up for demolition.
- Meetings like this are useful.
- Feed additional ideas to Long Range Planning committee or use suggestion box at the office.
- Input from members is very important to the Long Range Planning process.
- Purchase LVI Lots 1-2 or More
- LVI 2 yr plan includes large commercial enterprises which impact SVRA
- LVI lots 1-2 reserved for Town of SVR
- Consider turning over land to the town

Our thanks for the important comments and enthusiastic participation from those in

attendance. The Long Range Planning Committee will continue these information sessions and the next one on the schedule is immediately after the June Board meeting.

On behalf of the Long Range Planning Committee please feel free to send additional comments to me. John Daulton -- jkdaulton@silverstar.com

Long Range Planning meeting –May 25, 2006

1. Welcome back to members and Welcome to Carol Warren and Bob Palmquist
2. Quorum concerns. Possible solution is a Steering committee
3. Active Short term projects
 - a. Finishing the AH Pool area removal; topsoil on old pool site and removal of Bathrooms-Pool equipment.
 - b. Hiring of Structural Engineer firm for verification of Facilities Audit.
4. Review of Special Meeting
5. Strategy for success this year
 - a. Continue compiling and categorizing the ideas and data obtain from the group reports.
 - b. Ask Study groups to make a supportive report
 - c. Put results on Visual Organizer
 - d. Continue seeking verification and documentation in all the areas
 - e. Continually update the Visual Organizer.
 - f. The final result this year will be to submit a Long Range Plan Recommendation to the SVRA Board of Directors as version June 2006 with the understanding that the plan/recommendation will be periodically updated.
 - g. Seek BOD approval of this document as a recommendation.
6. Acceptance of current information on Visual Organizer
 - a. Conceptual Framework statements;
 - i. The essential agreement – SVRA is a Premier Affordable Resort Community.
 - ii. Main Philosophy-Goals – see Visual Organizer
 - iii. Specific Study Group goals
 - b. Concepts found on the Visual Organizer
7. Other information sources
 - a. Joint SVRA Long Range Planning Committee and Town of SVR Planning and Zoning committee relationship.
 - b. Seeking updated current planning ideas from the developer LVI.
8. Other business
9. Scheduling of future meetings
10. Adjourn

Long Range Planning meeting –June 1, 2006

AGENDA

Add and accept agenda

Thanks to Carol Warren for the minutes of the last meeting...

Approve May 25 minutes

Old business

- a. The AH Pool area revisited
- b. Review of the April 20 Special Meeting- comments?

New Business

1. Strategy for success this year
 - a. Using the LRP Draft 2 format? (emailed as an attachment with this agenda) comments, suggestions, changes?
 - b. Continue compiling and categorizing the ideas and data obtain from the group reports.
 - c. Ask Study groups to produce a report
 - d. Put results on Visual Organizer
 - e. Continue seeking verification and documentation in all the areas
 - f. Continually update the Visual Organizer.
 - g. The final result this year will be to submit a Long Range Plan Recommendation to the SVRA Board of Directors as version June 2006 with the understanding that the plan/recommendation will be periodically updated.
 - h. Seek BOD approval of this document as a recommendation.
2. Acceptance of current information on Visual Organizer
 - a. Conceptual Framework statements;
 - Main Philosophy-Goals – see Visual Organizer
 - Specific Study Group goals
 - b. Concepts found on the Visual Organizer
3. Other information sources
 - a. Any information concerning the Town of SVR Planning and Zoning committee relationship? Joe - Bob
4. Other business
5. Date of next meeting
6. Adjourn

7. Airstrip Study Group -

8. Rec. Study Group

John

Star Valley Ranch Association
Long Range Planning Committee
June 8, 2006

Chairman John Daulton called the Star Valley Ranch Association, Long Range Planning Committee Meeting to order at 3:00 p.m., June 8, 2006. Those in attendance were: Chairman, John Daulton, Joe Angelovic, Sharon Backus, Marilyn Haskell, Tom Hensel, Don McCormick, Bob Palmquist, and Carol Warren.

Tom Hensel made a motion to accept the agenda. Marilyn Haskell seconded the motion. The motion carried.

Action Items:

Tom Haskell made a motion to accept the draft Long Range Planning format. Marilyn Haskell seconded the motion. The motion carried. The draft Long Range Plan will be presented to the SVRA Board of Directors at the August Board meeting. A Prioritized Recommendations List was added as part of the draft Long Range Plan. Sharon Backus suggested a modification of the layout of the recommendations. The Long Range Planning document is to be a "living document" that will be updated as time goes by. Chairman Daulton will ask that the Long Range Planning document item be added to the SVRA Board of Directors' agenda for their next meeting. Several Committee Reports that will be in the LRP appendices have been completed or are in the process of completion.

A SVRA Philosophy Statement sheet was distributed and after discussion, and the title of the column was changed to Vision/Mission and the word Resort was removed from the phrase in the long range vision/mission paragraph "Premier Affordable Resort community. It now is "Premier Affordable community,"

Old Business:

The structural engineer from Idaho Falls met with several people at the Ranch June 2, 2006. Joe Angelovic with assistance from Sharon Backus will write a letter to the structural engineer defining the cost estimate and plan that is to be provided. He is to assess the current buildings to see if they are structurally sound or if rehab or demolition should be done for all weather usage.

Continue updating the Visual Organizer and obtaining Committee Reports.

New Business:

Sharon Backus handed out a Utility Subcommittee Sheet regarding water.

Marilyn Haskell - Landscaping Plan.

The next Long Range Planning Meeting will be held at 3:00 p.m. on Thursday, June 15, 2006.

Joe Angelovic made a motion that the meeting be adjourned and seconded by Bob Plaques. The motion carried and the meeting adjourned at 5:30 p.m.

Respectfully submitted by: 

Long Range Planning meeting –June 8, 2006
AGENDA

1. Add and accept agenda
2. Another Thanks to Carol Warren for the minutes of the last meeting... and a good luck on her City Council campaign.
3. Approve June 1 minutes

Action Items;

1. Discuss and approve the LRP format
2. Discuss and approve the Visual Organizer Main Vision/Mission categories

Old business

1. Strategy for success this year
 - a. Using the LRP Draft 2 format? (emailed as an attachment with this agenda) comments, suggestions, changes?
 - b. Continue compiling and categorizing the ideas and data obtain from the group reports.
 - c. Ask Study groups to produce a report
 - d. Put results on Visual Organizer
 - e. Continue seeking verification and documentation in all the areas
 - f. Continually update the Visual Organizer.
 - g. The final result this year will be to submit a Long Range Plan Recommendation to the SVRA Board of Directors as version June 2006 with the understanding that the plan/recommendation will be periodically updated.
 - h. Seek BOD approval of this document as a recommendation.

New Business

1. Landscaping Plan
2. Landscaping/Common areas personnel

Other business

Date of next meeting

Adjourn

*Do we need copies?
Hask Marilyn*

To: Long Range Planning Committee
From: Landscaping – common areas study group
Marilyn Haskell
Subject: Common area Supervisor
Date: June 13, 2006

Problem:

PLEASE CONSIDER ADDING A COMMON AREA SUPERVISOR to the SVRA staff. For years the SVRA volunteer groups have asked the General Manager to schedule SVRA staff to assist in their projects and everyone has scrambled to comply to the best of their abilities. The SVRA Utilities staff and the Golf Maintenance staff have full schedules and unfortunately some well-intended projects are not completed. A Common Areas Supervisor would see they are done properly.

? See End. Under the supervision of G.M.

When the activities of the volunteers are analyzed, it becomes obvious that these projects exceed the normal “volunteer” category and show the signs of the lack of funding at SVRA. With the roads responsibility moved to the new town, SVRA needs to use some of the funds saved for this new position. This is a perfect time to add a landscaping – common area employee. Our common areas need to be kept as nicely as the Golf Course.

This could be a seasonal position. This employee should also be trained to run small front-end loaders and other equipment. He should have experience in running, repairing and winterizing water systems as well. He should coordinate and assist the volunteers with their projects on Star Valley Ranch.

How??

LANDSCAPING AND COMMON AREAS JOB DESCRIPTION

An employee is needed to be directly responsible for:

- 1. Watering and landscaping at the Aspen Hills area around the Office, down to the Tennis courts and around the Cook Shack and parking areas..**
- 2. Watering and landscaping at the Restroom area and the flower beds at the Cedar Creek golf course 13th green.**

- Mowing - running tractor
Bulldozing leveling equip.*
3. Watering and landscaping at the beautification projects at the Silo and Barn.
 4. Watering and landscaping portions of the Common Areas throughout Aspen Hills Golf Course.
 5. Watering and landscaping around the Cedar Creek Pool, parking lot and playground area. And the SVR rock on the corner. *which would include any landscaping off any new facilities*
 6. Watering and landscaping at the Front Entrance area *in the future.*
 7. Watering and landscaping at the Muddy String - Vista Roads
 8. Take garbage bags to the dump. *> expansion of items?*
 9. Work at #14 tee box
 10. Cedar Creek #1 tee box and bank
 11. Spraying for grass and weeds
 12. Mowing and trimming around flower beds
 13. Landscaping around signage.

This employee would be under the direction of the General Manager, who would get organizational support from a committee initially comprised of representatives of the Landscape- Common areas study group. The Golf Course Superintendent could serve as the expert to go to for technical questions.

As we move into the future, the appearance of our Golf Course landscaping is very important. We need this position in our SVRA organization.

- Equipment for this position?
- Place to store equipment and supplies

Submitted June 2006

Long Range Planning meeting –June 15, 2006

AGENDA

Library 3 pm

1. Additions, changes and accept agenda
2. Approve June 8 minutes

Action Items;

1. Aspen Hills project – Marilyn
2. Prioritized List Recommendation- format Sharon, discussion John D

Old business

Updates from the Study groups

1. Utilities
2. Recreation
3. Golf and Greens

New Business

1. Landscaping Plan
2. Landscaping/Common areas personnel

Other business

Date of next meeting

Adjourn

Long Range Planning meeting –June 29, 2006
AGENDA – Library 3 pm

1. Additions, changes and accept agenda
2. Approve June15 minutes

Action Items;

1. Add or change future meeting topics list
2. Add or change action items Control list

Old business

1. Field trip W/ golf carts- Aspen Hills project and common areas below questions.
2. Comments from GM – Sharon concerning the Landscaping/Common areas personnel recommendation.
3. Updates from the Study groups

New Business

1. Criteria for the Prioritized List Recommendation and approve the format for the recommendation.

Other business

Date of next meeting - Adjourn

Long Range Planning meeting –June 29, 2006
AGENDA – Library 3 pm

3. Additions, changes and accept agenda
4. Approve June15 minutes

Action Items;

3. Add or change future meeting topics list
4. Add or change action items Control list

Old business

4. Field trip W/ golf carts- Aspen Hills project and common areas below questions.
5. Comments from GM – Sharon concerning the Landscaping/Common areas personnel recommendation.
6. Updates from the Study groups

New Business

1. Criteria for the Prioritized List Recommendation and approve the format for the recommendation.

Other business

Date of next meeting - Adjourn

Long Range Planning meeting - July 6, 2006

AGENDA

Library 3 pm

Thanks in advance for attending this meeting... I, like many of you have a busy schedule of visitors... we'll try and make this meeting as short as possible.

1. Additions, changes and accept agenda — "STRUCTURAL Engineer Report"
2. Approve June 15 minutes

Mention Meeting 7 PM Monday
Community Assessment

Old business

1. Field trip W/ golf carts- Aspen Hills project and common areas below questions. We will try it again... if some of you with golf carts will bring them that day it will help get us down to the areas and back more quickly.
2. GM - Sharon will share the various revenue sources available for funding long range projects.
3. A second look at the "criteria for prioritizing projects" ideas.

New Business

- ② 1. Reports from the Study Groups.
R 1. STRUCTURAL Engineer report

③ Pocket PARKS

Other business

Suggestion from Marilyn

Date of next meeting

Adjourn

PRESENT

1. Marilyn
2. John D
3. Bob Palmquist
4. Joe Angelovic
5. Carol Warren
6. Frank Childs

NOT ATTENDING

1. Tom Hensel
2. Bob Manning
3. Chuck Hawkins
4. Sharon Backus
5. Don McCormick

Long Range Planning meeting –Aug 3, 2006

AGENDA

Library 3 pm

1. Additions, changes and accept agenda
2. The Criteria list took the place of the Minutes

Old Business

1. A Final "for the present" look at the Criteria for prioritizing the list of recommendations.
2. Suggestions for additions- changes to the "Planning flow chart" (see below)

New Business

1. Idea for changing the Visual organizer priorities columns- JD.
2. Adding the prioritized items to the Visual Organizer.

Date of next meeting – August 10

Adjourn

Planning Flow Chart

1 The **Priorities Stage**

- 1.1 Study groups reports
- 1.2 Move the Study Group recommendations to the Visual Organizer
- 1.3 Develop criteria for priorities
- 1.4 Develop a point value system for use with the criteria
- 1.5 Ask Study Groups to apply criteria value points to their recommendations
- 1.6 LRPC assigns points to the recommendations on the Visual Organizer
- 1.7 LRPC collates the point totals and adds the results to the List of Priorities sheet.
- 1.8 SVRA BOD assigns points to the List of priorities and finalizes their list.
- ~~1.9 Give the membership a chance to prioritize?~~

2 The Highest priority Projects will be asked to move to the **Planning stage** which requires an answer to the following;

- 2.1.1 More accurate drawings with dimensions of site and facility.
- 2.1.2 What are the reasons for a) Remodeling or b) Rebuilding the facility
- 2.1.3 How will the draft plan affect any surrounding property? Does it need to be part of the draft plan?
- 2.1.4 What landscaping will need to be planned and put into place attractive and functional?
- 2.1.5 What considerations need to be made so that buildings, facilities, and landscaping will be planned and constructed for ease of maintenance and safety?
- 2.1.6 What considerations need to be made for Parking?

3 The **Financing stage**

Describe the plan to provide funding for the project

- 7. Cost
8. Interest
users

Long Range Planning meeting –May 31, 2007
Minutes
Library 4 pm

Members present; Don McCormick, John Daulton, Tom Hensel, Frank Childs, Sandi Wohrman, Bob Palmquist and Joe Angelovic. Guests – Randle Lambert, Howard Johnson and Mayor Siddoway.

New Business

John Daulton welcomed everyone back to LRPC version 2007 and gave a quick overview of this year's goals.

Mayor Boyd Siddoway was invited to give the committee the town's view of the future planning and cooperation opportunities between our two groups. The Mayor made it very clear that the town's immediate role in the community would primarily focus on the essential services water and roads. He cited the Joint resolution signed by the town and board of directors as to the current position of the town in regard to roles and responsibilities.

Old Business

John Daulton discussed the two goals that need immediate attention; Summary Forms- 1) Critical evaluations for SVRA projects and 2) the need for the LRPC to gather information and methodologies that answer the question, "Describe the FUTURE roles and responsibilities of SVRA" to assist the Board of Directors with this Crucial task.

In the ensuing discussion, the consensus was that the first step in the second goal was to devise a vision and purpose statement that could be used as a basis for discussions with the board of directors and membership.

John Daulton then suggested that the committee focus on completing the priorities portion of the Long Range plan that culminated with chart showing projects with financial commitments placed on a potential Timeline.

The meeting adjourned at 5:30.

Long Range Planning meeting – June 14, 2007
AGENDA
Library 4 pm

New Business

1. Reminder of June 21 meeting time (7 pm) and special guest Rick Dustin, Landscape Architect, Bridger-Teton National Forest, Topic- USFS 10 year Plan.
2. Visual Organizer updating and Study group work.

Old Business

1. Finalize purpose and vision statements
2. Summary Forms- Critical evaluations for SVRA projects.
3. Timeline for projects- Discussion

Date of next meeting –The time of the June 21 meeting will be at 7pm in the library.

Adjourn

Draft....ideas

RATIONALE FOR PURPOSE & VISION OF LONG RANGE PLAN

PURPOSE STATEMENT

"That the general purposes and objectives of this corporation are as follows:

a. To improve, construct, maintain, operate and care for such parkways, parks, playgrounds, golf course, recreational areas, community club houses and other community buildings..." *Article III.a - General Purposes, Articles of Incorporation of Star Valley Ranch Association, (11/9/70)*

VISION STATEMENT

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 the DCCR's.

- Possible addition to vision- statement about

Now the Association's chief responsibilities have become recreational activities, including golf, swimming, and tennis; maintenance and enhancement of common areas and buildings; and operation of the irrigation water system the Association retained after the transfer. KDietz, AssocNews email, June 5, 2007

Long Range Planning Committee

By John Daulton



I would like to thank the following people for being members of the Long Range Planning Committee (LRPC): Joe Angelovic, Sharon Backus (General Manager), Frank Childs, Chuck Hewins, Marilyn Haskell, Tom Hensel, Bob Manning, Don McCormick, Tom Newman, Robert C. Palmquist and Carol Warren. Bob Gwyn and Sandi Wohrman are new members and will be joining us in the spring.

The Committee, as well as many others who served on study groups, put many hours to their tasks, and the result was that the SVRA Long Range Plan (LRP) and Recommendations Version 1 was presented at the August 2006 board meeting. This first draft will be updated regularly. Copies are available at the SVRA office and located on the SVRA website.

When complete, the SVRA LRP will develop through three stages: the Priority Stage, the Planning Stage and the Financing Stage. Version 1 is the Priority Stage which lists 60 projects varying in scope and cost that were derived from the study group reports. Almost all of the projects were placed in the long range category because of incomplete details for the projects. However, for the 2007 budget year, The LRPC did recommend a TOP TEN PRIORITY LIST which was divided into major and minor projects:

MAJOR PROJECTS

- Barn/Silo architectural **study** funded by 2007 SVRA budget
- New Aspen Hills golf course irrigation system
- SVRA Administration Building needs study
- Cook Shack repair

MINOR PROJECTS

- Increase the SVRA 2007 maintenance budget
- Begin funding for the repair of cart paths on golf courses
- Establish a budget for funding cost estimates of future projects
- Repair holes left by the old irrigation system at Cedar Creek golf course

- Begin the study of neighborhood parks.
- Plant trees at Aspen Hills below Cook Shack

WHAT'S NEXT?

Work is underway to move the Priority list projects found in Version 1 closer to serious consideration by beginning work on the Planning Stage where more in-depth cost projections and analyses are needed. Examples of the questions requiring answers at this level of development are:

- What assistance do you need to provide more accurate drawings with dimensions of site and facility?
- What are the sources of your cost estimates?
- What are the reasons for: a) remodeling or b) rebuilding the facility?
- How will the draft plan affect any surrounding property? Does surrounding property also need to be part of the draft plan?
- What landscaping will be needed to make it attractive and functional?
- What considerations need to be made so that buildings, facilities, and landscaping will be planned and constructed for ease of maintenance and safety?
- What considerations need to be made for parking?

This work will be followed very quickly with the beginnings of the Financing Stage where the prioritized lists will be entered on a timeline.

All the positive things happening at SVRA, from the SVRA Board of Directors and the Town of Star Valley Ranch officials working to transfer the water system to the payoff of the Cedar Creek irrigation loan, create a situation where necessary infrastructural improvements in the LRP are possible. The LRPC and all the supporting helpers intend to work hard again next year to bring SVRA closer to becoming a "premier **affordable** recreation community".

John Daulton
Chairman, Long Range Planning Committee

Long Range Planning meeting – July 12, 2007

Minutes

Library 3-5 pm

Note: The next meeting of the LRPC will be Thurs, July 19, 3:30-5:00 p.m.. We will share goal statements, rationales, and action steps that teams have written, in order to have a draft for the board for their input and to the budget committee as soon as possible.

Agenda for the July 12th Meeting:

Members were asked to bring 2-4 goals for the Ranch to the meeting.

1. Welcome
2. Ground rules for goal setting
 - All suggested goals have merit.
 - Listen and take notes without questioning during the first round.
 - Each person will take 3-4 minutes to explain their set of goals.
 - All topics are open for discussion in a problem –solving atmosphere.
 - Audience may observe but not join in discussion.
3. Info shared about 05-06 goal completion for report to the board
4. Write and explain goals to the group
5. Goal decision-making
 - Like or similar goals?
 - Goals within goals?
 - Unfinished 05-06 goals?
 - Direction from 05-06 goals?
6. Assignments to write goals, rationales, and any action steps that come to mind for the next meeting. (See complete list of goals attached and categorized)
 - a. Efficiency, roles, responsibilities: John and Joe
 - b. Cook Shack + interior: Don and Sandy
 - c. AH Renovation in the old pool area: Marilyn and Sandy
 - d. Private Cart Storage: Bob
 - e. Paths: Rick and Bob
 - f. Communication: Tom and Sharon
 - g. Year round indoor facility: Rick and Frank and Tom
 - h. Volunteer program: John and Don and Sharon
 - i. AH water conservation project: Sharon and Joe and Dave
7. Example of action strategies (See Action Plan Examples for SVRA July 12 and Action Plan Template attached)

Action Strategies give direction to achieve the goal, including

- evidence of success,
- team responsibility,

- timeline,
- budget needs when appropriate

8. Great job, everyone! Thank you to the members of the board who attended the meeting: Joe Angelovic, David Ward and Jan Jonson. Next meeting July 19, 3:30-5:00 pm. Please bring goal, rationale and action steps that you may have devised. (See Action Plan template attached)

John

From: John [jkdaulton@silverstar.com]
Sent: Friday, July 13, 2007 5:42 PM
To: Marilyn Haskell (haskell@silverstar.com); Bob Manning (sherylm@silverstar.com); Chuck Hewins; Don McCormick (donmaur@silverstar.com); Frank Childs (childs@silverstar.com); Howard Johnston (thejohnstons@silverstar.com); Jim Vandel (JVANDEL@aol.com); Joe Angelovic (jangelovic@silverstar.com); Randle Lambert; Robert C. Palmquist; Sandi W; Sharon Backus (pkjo@silverstar.com); Tom Hensel (tehensel@mindspring.com)
Cc: Dave Ward (dward@silverstar.com); Rick and Carolyn Nelson (rickomania@gmail.com); Al Redlin; Boyd Gee (boydg@silverstar.com); Jan Johnson
Subject: LRPC July 12- Notes and info
Attachments: Notes July 12 Meeting.doc; Action plan examples for SVRA July 12.doc; Categorized Action Goals and Parking Lot.doc; SVRA Action Planning Template.doc

Long Range Planning Committee and Guests;

Thank you all for attending the 2 hour goal setting session that will get us going with the 2007 SVRA Long Range Plan.

Please find attached notes from the meeting with goal and rationale writing assignments (please add any action strategies that come to mind), Action planning examples, a template for you to use for writing your action plans, and a categorized list of all the goals presented and the parking lot.

Next week Thursday July 19 will continue with action planning and getting down to specific strategies. Sorry for not getting into the meeting every two week schedule but as long as Kathy has this "free" time I want to use her expertise.

YOUR dedication and hard work will produce results...

John

Ps.. In case you try to contact us, we are taking granddaughter to Yellowstone this weekend and will be back Monday night.

7/13/2007

Categorized Action Goals and Parking Lot
LRPC July 12 goal setting meeting

Critical

1. AH water conservation project: Sharon and Joe and Dave
 - Develop an infrastructure plan for the AH water conservation system
 - Complete the AH water conservation program
 - AH water conservation project: work with a bank to establish a loan; develop a funding plan before digging begins; because this is a conservation project, a percentage of all members' annual fees should go toward paying the loan; review work bids; begin the project
2. Efficiency, roles, responsibilities: John and Joe
 - Develop the roles and responsibilities SVRA needs for its future including personnel and budget, so proactive planning can be done.
 - Hire an efficiency expert to study the functions of SVRA and make recommendations for future operations
 - Obtain demographic information to assist in making future decisions
 - Review and revise the job description of the common areas person
3. Communication: Tom and Sharon
 - Develop and implement a proactive communications plan and delivery system
 - Integrated communications through a single guru – interactive website; phone, auto call and auto dialing for those without computers; integrate the CB system; snail mail
 - Improve communications between Board and various committees and the membership

Important

4. Year round indoor facility and coordinated activities especially for youth: Rick, Frank and Tom
 - Consider additional tennis courts and tennis programs for youth
 - Formalize a Rec Dept Program to rec activities can be coordinated for all ages
 - Create a year-round community Rec Center
 - More comprehensive golf programs for all ages – youth, families, seniors
 - Distributed meeting facilities for different functions around the Ranch
 - Indoor pool, exercise facility
 - Recreation facilities improvement for activities other than golf
5. Cook Shack + interior: Don and Sandy
 - Continue to renovate Cook Shack including interior and ease of maintenance
 - Complete cook shack project (05-06 goal)

6. AH Renovation in the old pool area: Marilyn and Sandy
 - Consider additional tennis courts and access systems by electric device to extend play hours for more people
 - Transplant pine trees before they get to large to be moved
 - Big signage for golf course(s)
 - Landscaping below the AH Office for old swimming pool area
7. Private Cart Storage: Bob
 - Private member cart storage for cost
 - Private golf cart storage
8. Paths: Rick and Bob
 - Establish hiking trails in companionship with National Forest Service
 - Develop a Community Pathway System for walking, biking, x-country skiing; may connect to a larger Star Valley set of paths in the future
 - Cart path upgrades
 - Multipurpose trails planned with rest areas, perhaps water stations and phones, coordinated with the Forest Service
9. Volunteer program: John and Don and Sharon
 - Create a comprehensive Volunteer Program system to coordinate leadership, improve administration and honor the volunteers on the Ranch

Parking Lot – possible future goals or items that may be added to 2007 goals.

1. Renovate SVR Office – more functional heating/cooling and updated interior
2. Build a new Cedar Creek Club House including restaurant, parking, space for meetings, conventions, family reunions, etc.
3. Neighborhood parks //
4. Create an Infrastructure Improvement Plan to repair, remodel, replace and maintain Ranch buildings and common areas
5. Provide full-service golf courses with improved facilities including lock room, showers, to support play that may be lost to other nearby courses
6. Strike a balance between affordable golf rates and needed revenues for courses to become self-supporting over time
7. Run a structural engineering study of all facilities
8. Maximize current water sources: enhance the spring source and create a way to split the flow with the Stewarts at the top; replace the inadequate filter

The following motion passed unanimously at the July 15, 2006 Long Range Planning Committee meeting;

The Long Range Planning Committee recommends that the SVRA Board of Directors establish an employee position that would be responsible for the supervision of the Star Valley Ranch Association common areas.

To: Long Range Planning Committee
From: Landscaping – Common Areas study group
Marilyn Haskell
Subject: Common area employee
Date: June 13, 2006

Problem:

For years the SVRA volunteer groups have asked the General Manager to schedule SVRA staff to assist in their projects and everyone has scrambled to comply to the best of their abilities. The SVRA Utilities staff and the Golf Maintenance staff have full schedules and unfortunately some well-intended projects are not completed. A Common Areas employee would see they are done properly.

When the activities of the volunteers are analyzed, it becomes obvious that these projects exceed the normal "volunteer" category and show the signs of the lack of funding (revenue) at SVRA. With the roads responsibility moved to the new town, SVRA needs to use some of the funds saved for this new position. This is a perfect time to add a Common Areas employee. Our common areas need to be kept as nicely as the Golf Course.

This could be a seasonal position. This employee should also be trained to run small front-end loaders and other equipment. He should have experience in running, repairing and winterizing water systems as well. He should coordinate and assist the volunteers with their projects on Star Valley Ranch.

COMMON AREAS WORK NEEDED

An employee is needed to be directly responsible for:

1. Watering and landscaping at the Aspen Hills area around the Office, down to the Tennis courts and around the Cook Shack and parking areas..
2. Watering and landscaping at the Restroom area and the flower beds at the Cedar Creek golf course 13th green.
3. Watering and landscaping at the beautification projects at the Silo and Barn.
4. Watering and landscaping portions of the Common Areas throughout Aspen Hills Golf Course.
5. Watering and landscaping around the Cedar Creek Pool, parking lot and playground area. And the SVR rock on the corner.
6. Watering and landscaping at the Front Entrance area.
7. Watering and landscaping at the Muddy String – Vista Roads

8. Take garbage bags to the dump.
9. Work at #14 tee box
10. Cedar Creek #1 tee box and bank
11. Spraying for grass and weeds
12. Mowing and trimming around flower beds
13. Landscaping around signage.

This employee would be under the direction of the General Manager, who would get organizational support from a committee initially comprised of representatives of the Landscape- Common areas study group. The Golf Course Superintendent could serve as the expert to go to for technical questions.

As we move into the future, the appearance of our total SVRA common areas is very important. We need this position in our SVRA organization to make this happen.

Thank you

Annual Meeting June 2007

Good Morning Ladies and Gentlemen,

BOD

~~And this Spring~~

Since the last annual meeting ~~the Long Range Planning committee has continued to work hard last summer and fall~~ At the August 2006, board meeting the first draft of the SVRA Long Range Plan was presented. It was noted then and is more than ever now, a true "working document." So expect periodic revisions as we go forward to our goal of making SVRA a Quality Recreational Community.

Since then the association has undergone many important changes culminating just this last month with the transfer of the water and roads responsibilities to the town of Star Valley Ranch. Therefore, as we enter into a new summer season, the future of our community is as bright as it has ever been, but will need more hard work from ALL of us to continue to make good choices to improve the Association.

Change is going on all around us, and we must understand that change is a neutral condition, it is neither good nor bad... it simply happens. So what we, the association, do in the next few years, is vital. The good news is that our problems are good problems. We have a beautiful environment, not only a water supply for our common areas- but clean water, a supportive town and best of all we have some great people to help us reach good decisions.

The Long Range Planning committee is already hard at work on the 2007 Long Range Plan that will expand on last year's report and will focus on these goals;

- Improve communications with the membership and community.

Purchase Proposal for Kubota L35 Tractor with backhoe attachment:

Purchase of this tractor is essential for the continued operation of many various jobs on the Ranch. This equipment can be classified as into a limited use item. It is more economically feasible to purchase rather than lease do to unnecessary interest payments over the expected life of the machine. Ten years of service can be expected out of a piece of equipment like this. The same can be said the fairway aerator. The expected hours per year should be less than 100.

This particular Tractor would be desirable due to the fact that the existing implements owned by the ranch are compatible with the unit. These implements include a snow blower attachment, tiller, bush mower and posthole auger.

The existing tractor has an estimated value of \$2500 and will be sold locally or possibly abroad using the current sales representatives associated with the golf course. The oversized backhoe attachment can also be sold the same way. Alan Taylor said we could display the backhoe on their lot to help sell the item. Value for the backhoe attachment is estimated at \$2800.

It should be noted that the backhoe attachment currently owned by the association is too large for the tractor. The current tractor has over 2000 hrs. of service and is wearing out costing more for maintenance and adding down time when under repair.

Replacement for this tractor has been proposed as a capital budget item in 2005 and 2006 and rejected due to alternative use items such as the backhoes owned by the association used in the utilities department. This department has been eliminated and that equipment is no longer available.

The fairway aerator is also essential for the golf course to help ease compaction of the clay soil and enhance the quality of turf. Constant traffic from golf carts and snow machines cause compaction. This cultural practice will enhance turf quality by allowing pore space and oxygen to the root zone allowing more efficient water and nutrient uptake. This will also cut back infection from disease. This aerator and over seeder can be purchased for a current quoted price of \$6000.

- Prepare a description of the roles and responsibilities of SVRA in the future.
- Research the options available to the Board of Directors to move forward to produce a solution to some of our most needed infrastructure and maintenance needs.
- Prepare a long range timeline for projects that coordinates the improvement of our infrastructure within priorities and funding sources.
- Support the Finance committee 5 year budget plan.
- And, in the short term as funding allows, attend to completing those small projects that make a big difference to the attractiveness of our community.

Finally, I would like to quickly recognize those wonderful people on the Long Range Planning Committee that donate so much time and effort to making our association better:

Marilyn Haskell, Frank Childs, Howard Johnston, Randle Lambert, Joe Angelovic, Bob Manning, Chuck Hewins, Don McCormick, Tom Hensel, Sandi Wohrman, Jim Vandel and Sharon Backus (Gen Manager)

Without these wonderful volunteers, we would accomplish very little.

Thank you,
John Daulton – LRPC chairman

Details for this equipment is listed below.

ITEM # 721

Kubota Tractor
35 H.P.
249.4 hours
60" Front Bucket
22" Backhoe Bucket
Quick Release Backhoe
Tire Chains
Replacement Filters
Industrial Lug Tires
21,500 lb. Total Weight
4 x 4
Sale Price \$33,000 - \$37,000

Purchase Proposal for 12" bucket for Backhoe attachment on Kubota Tractor:

12" Backhoe Bucket
Sale Price \$600.00 with freight

Purchase Proposal Fairway Aerator Attachment for Kubota Tractor:

Fairway aerator
Over Seeder attachment
Sale Price 2007 Quote \$ 6,000

SVRA 2007 Budget Year Goals, Rationales and Results Report
LRPC and Members of the Board of Directions
July 19, 2007

1. Transfer the water and roads to the town.

Rationale: *The Town's access to funding and state of Wyoming expertise to build a more comprehensive culinary water and road maintenance systems ensures safety and reliability for future growth and also helps SVRA solve its financial problems.*

Result: Through the work of the FISC II Committee, over 2/3 of the SVRA membership signed their consent to transfer the culinary water system to the Town. Transfer of the culinary water system was completed in May 2007. The roads were also transferred in late May 2007, through an eminent domain legal action.

2. Renovate the cook shack.

Rationale: *The cook shack, which serves many interest groups at SVRA, requires renovation in order for it to be safe and continue to function for the next 5-10 years.*

Result: The renovation of the roof and interior ceiling is in progress. This goal is recommended to be revised and continued in budget year 2008.

3. Retire the irrigation note.

Rationale: *The most useful application of available funds was to retire the existing high interest irrigation note, allowing SVRA to be able to borrow on a new loan with better terms and keep our credit rating up.*

Result: The existing irrigation note was retired in May, 2007.

4. Develop a method for SVRA to establish priorities on all projects.

Rationale: *SVRA needs a tool to objectively rank projects to help in decision-making.*

Result: The Criteria Evaluation Form for SVRA Study Group Projects was created and used to establish priorities in 2007.

5. Create and use better communications tools in order to reach the entire SVRA community.

Rationale: *Communication with the SVRA community is one of our highest priorities in order to gain consensus to move the Ranch smoothly forward.*

Result: The SVRA website, email and print publications from SVRA or shared with the Town were used extensively in 2006-7. This goal is recommended to be revised and continued in budget year 2008.

6. Lease the utilities building to the Town.

Rationale: *The utilities building served the needs of SVRA's road and water maintenance, and needs to be leased to the Town for their use.*

Result: The utilities building was leased to the Town, with an option to buy, as part of the water transfer agreement in May 2007. This goal is recommended to be revised and

SVRA Long Range Planning Committee
2008 Preliminary Draft Action Goals
July 21, 2007

Members of the Long Range Planning Committee, subcommittees and the Board of Trustees (Don McCormick, Bob Manning, John Daulton, Tom Hensel, Frank Childs, Sandi Wohrman, Joe Angelovic, Randle Lambert, Marilyn Haskell, Jim Vandel and Sharon Backus, GM. Guests: Boyd Gee, Finance Committee, Rick Nelson, Recreation Committee Study Group, Dave Ward and Jan Jonson, Board members, and Kathy Daulton, Planning Consultant) have met in a series of *Action Planning* meetings for the following purposes:

1. To write SVRA's 2007 goals with rationales and results so that a record of progress could be compiled and shared with the community.
2. Using all documents at their disposal, including the Long Range Plan visual organizer, the criteria evaluation form for SVRA study group projects, the Wyoming Rural Development Council Rural Resource Team Report, and the results of goals worked on from July 2005 to the present, individuals shared 2-4 possible annual goals for SVRA in the coming year. The group organized the goals according to their frequency among the group and importance. Those goals that had less frequency or immediate importance were placed in the parking lot because they are good ideas for future goal-setting.
3. Rationales for each goal and a set of action strategies are now being written. Action strategies are steps to achieve a goal. They include evidence of success, responsibility, a timeline, and cost, if appropriate. Draft action plans will be presented to the Board for their input and approval in August.

Following are the list of critical and important goals for 2008 and the Potential Future Goals.

Critical

1. Aspen Hills water conservation project
2. Develop a plan and revise the SVRA management system for the future
3. Proactive communications plan and delivery system for SVRA
4. FISC III: Obtain membership consent to sell the utilities building and maintenance area to the Town.

Important

5. Develop a plan for a year round indoor recreation and social facility and coordinated activities for all ages.
6. Continue to renovate the Cook Shack including the interior so it is functional for 5-10 years.

7. Improve the appearance and safety of the Aspen Hills old pool area below the office.
8. Develop a plan for private golf cart storage.
9. Develop a plan to establish and maintain paths for many uses at SVR: walking, biking, skiing, golf carts.
10. Plan, acknowledge and support a Volunteer Organization.
11. Develop a plan to complete the Cedar Creek playground irrigation system.

Potential Future Goals – *possible future goals or items that may be added in the future when interest is shown and action plans are accomplished.*

1. Renovate SVR Office
2. Build a new Cedar Creek Club House including restaurant, parking, space for meetings, conventions, family reunions, etc.
3. Neighborhood parks
4. Create an Infrastructure Improvement Plan to repair, remodel, replace and maintain Ranch buildings and common areas
5. Provide full-service golf courses with improved facilities including locker rooms, showers, to support play that may be lost to other nearby courses
6. Strike a balance between affordable golf rates and needed revenues for courses to become self-supporting over time
7. Run a structural engineering study of all facilities
8. Maximize current water sources: enhance the spring source and create a way to split the flow with the Stewarts at the top; replace the inadequate filter
9. Hire a full-time recreation/social director.
10. Grass the airport runway

DCCR - Study Group Comm.
Revision

LRPC October 07 BOD report

Good morning,

Mr. Chairman, this will be the final report from the LRPC this year. We will continue our committee work this winter and next spring via email and the phone.

THE LONG RANGE PLAN HAS 3 PARTS

Last year at this time, we presented part one, the list of potential projects which were prioritized using an 8 category criteria checklist. The eight criteria areas are; Safety, Needs, recreational, facilities, maintenance, appearance, cost and fit.

This year, we have added the action planning process which is the second part of the three stage long range plan. This is the "how to" process to accomplish our plan in an organized, efficient and cost effective manner. Action plans are the way Interested committees, groups or individuals can move items from the prioritized list, assemble the data and costs to convince the Finance committee and finally the BOD to accomplish a project. Sometimes action plans will also discover that a project isn't feasible at the present time.

THE LRPC HAS

We have eleven (11) active action plans ~~from the BOD~~, the Beautification committee did a tree planting plan which is finished and the Golf/Greens committees have a tee box action plan ready for next spring. *As Larry mentioned.*

Last month the board passed the action plan policy. I am now asking that the board pass a revised version of this policy that includes some basic procedures. The Long Range planning committee feels that it is important that the process of getting ideas in the form of action plans be available to any member, group or committee that wishes to make an action plan. Of course, as we proceed with action plans this policy will need revision. Therefore, at this time, I would appreciate the board's motion to approve this action plan policy in the form that you have in our packet.

Thank you...

Star Valley Ranch Association
Profit & Loss Budget vs. Actual
2001 - 2007

	2001	2002	2003	2004	2005	2006	2007
Reserve Recreation Revenue							
4253-14 · Surcharge Per Round	50.00		9,061.00	8,747.40	16,046.00	18,678.45	19,000.00
5252 · Junior Golf Package	-		-	600.00	450.00	450.00	800.00
5254-10 · Trail Fees	28,400.00	28,000.00	40,950.00	37,050.00	40,510.00	37,700.00	38,000.00
5255 · SMP Reserve Surcharge	-		-	-	26,550.00	23,520.00	23,850.00
Total Reserve Recreation Revenue	28,450.00	28,000.00	50,011.00	46,397.40	83,556.00	80,348.45	81,650.00
Swimming Pool/Tennis Fees							
5280 · Non-Member Swim Pass	-		480.00	400.00	400.00	720.00	720.00
5281 · Annual Pkg Swim/Tennis	2,550.00	3,700.00	1,900.00	5,250.00	4,800.00	2,700.00	4,500.00
5282 · Daily Swim/Tennis	7,045.75	8,253.42	4,512.82	8,748.27	11,293.99	10,767.00	10,000.00
5284 · Member Swim Punch	-	120.01	128.81	1,200.00	1,680.00	1,956.00	1,600.00
Total Swimming Pool/Tennis Fees	9,595.75	12,073.43	7,021.43	15,598.27	18,173.99	16,143.00	16,820.00
Total Recreation Fees	308,580.21	303,793.19	341,545.51	313,881.14	349,009.11	373,571.70	378,395.00
Utilities Income							
4210 · New Water Connections	44,700.00	99,000.00	97,500.00	199,500.00	314,000.00	182,000.00	13,500.00
4225 · Installs	-	1,475.00	7,085.25	7,011.32	11,531.20	6,770.76	2,565.54
Water Fees	119,945.01	104,491.79	-	-	-	-	0.00
4251 · Garbage Depot Use Fee	16,510.00	20,325.00	25,109.00	21,863.00	18,832.00	25.00	0.00
4280 · Berm & Driveway Snow Removal	-	-	-	200.00	2,750.00	-	0.00
4281 · Road Maintenance Income	-	-	-	-	-	40,154.02	36,032.50
Total Utilities Income	181,155.01	225,291.79	129,674.25	228,574.32	347,113.20	228,949.78	52,098.04
Utility Reserve Income							
4270 · Tapping Fee - Culinary Water	-	-	-	-	130,000.00	118,000.00	90,000.00
4275 · Rent of Utility Building	-	-	-	-	-	-	38,700.00
4280 · Emergency Services Agreement	-	-	-	-	-	-	86,500.00
Total Utility Reserve Income	0.00	0.00	0.00	0.00	130,000.00	118,000.00	215,200.00
Total Income	1,303,884.46	1,436,356.12	1,378,747.62	1,500,294.96	1,860,854.67	1,721,907.75	1,629,137.09

From
So, that leaves us with the third and final stage in our long range plan, which is... the financial portion. Here is where the LRPC needs assistance with the Finance committee and at the last finance meeting I asked the finance committee to join the LRPC in the future assembling the financial portion of the long range plan.

Finally, I would like to briefly comment on the on-going Cook Shack project because there seems to be a bit of confusion as to the process and goals of what we are trying to accomplish.

This is the second project that deals with the facilities the developer left us with. The first project was different from the Cook Shack in that the Ranch House was not used for meetings and social activities. So, removing the Ranch House building was a viable option. The Cook Shack on the other hand is one of only four facilities available to the membership for meetings and functions and has some very dedicated users.

Our need for "year-round" facilities are obvious as is the fact that our facilities are in bad shape. So, the question becomes what will be in the best interest of the membership and the most cost effective plan.

A structural engineering company was brought in twice last year to give the Facilities study group and Board, a general overview of our facilities. At a second visit of the structural engineering company, the "boss" was able to come. For the cook shack inspection, a hole was cut in the ceiling. The apparent roof problem turned out to be visual due to the cook shack addition being 1 inch higher than the original structure's roof.

He is very experienced and had some good down to earth suggestions.

The recommendation for the cook shack then became either;

1. Tear down and rebuild. – The Positives of this were obvious, a 20 year structure up to code with year- round use. The negatives are of course cost (projected \$170,000), problems with winter access/ parking and most importantly would the BOD approve of project for 2007
2. Repair the facility to provide 3 season use for the next 10 years.
– The positives of this plan were cost (projected- \$50,000 to

Star Valley Ranch Association **Profit & Loss Budget vs. Actual** **2001 - 2007**

	2001	2002	2003	2004	2005	2006	2007
4271-22 · Barn	875.00	1,400.00	1,200.00	1,319.96	1,248.00	1,600.00	1,200.00
4271-23 · BBQ-Grill	50.00	100.00	-	100.00	125.00	50.00	50.00
4272 · Library/Town Hall/ Cook Shack	-	-	-	576.50	75.00	10,671.00	6,000.00
4273 · Pro Shop Rent	-	-	-	1,200.00	1,200.00	1,200.00	1,200.00
5530 · Lounge Rental Income	-	-	4,500.00	4,500.00	4,500.00	4,894.00	5,300.00
5538 · Snacks	-	867.87	100.08	561.25	233.65	75.82	0.00
Total Facilities Income	9,411.00	11,430.87	14,857.08	16,597.71	15,846.65	26,259.82	21,500.00
Miscellaneous Income							
4311-01 · Miscellaneous Income	3,002.02	6,670.84	1,480.13	1,943.49	2,268.69	734.77	22,451.25
Lounge Income	61,239.01	71,789.08	2,832.78	86.75	-	-	0.00
Total Miscellaneous Income	64,241.03	78,459.92	4,312.91	2,030.24	2,268.69	734.77	22,451.25
Recreation Fees							
Daily Green Fees							
4253-24 · DAILY GREEN FEES	78,355.83	64,082.21	81,665.21	64,666.19	64,338.20	95,675.55	90,000.00
4253-25 · Promotional Golf -Twilight Golf	-	20,202.01	15,024.35	14,245.53	21,103.92	22,851.20	20,000.00
Total Daily Green Fees	78,355.83	84,284.22	96,689.56	78,911.72	85,442.12	118,526.75	110,000.00
Golf Cart Fees							
5251-40 · Cart Lease Punch	1,575.00	1,050.00	1,150.00	1,260.00	564.00	1,520.00	11,140.00
5254-31 · DAILY CART RENTAL	28,887.63	26,772.54	29,931.52	32,600.85	38,944.00	47,938.50	44,000.00
Total Golf Cart Fees	30,462.63	27,822.54	31,081.52	33,860.85	39,508.00	49,458.50	55,140.00
Packages	Lineal In 2001						
5251-25 · Aspen Hills Family Package	10,875.00	9,150.00	5,550.00	-	-	600.00	1,200.00
5251-30 · Single Member Package	120,400.00	106,800.00	102,000.00	98,680.00	72,900.00	68,040.00	67,850.00
5251-35 · Non Member Package	1,800.00	1,800.00	3,000.00	2,400.00	800.00	2,400.00	3,200.00
5251-41 · Member Punch Card	15,534.00	17,325.00	15,570.00	22,341.00	27,970.00	18,780.00	20,000.00
5251-42 · Guest Punch Cards	5,610.00	7,590.00	11,770.00	8,380.00	5,250.00	8,690.00	10,000.00
5251-43 · Tournaments	7,497.00	6,948.00	16,602.00	7,311.90	15,409.00	10,585.00	12,000.00
(Lineal Punch) 5251-50 · Twilight Punch Card	-	2,000.00	2,250.00	-	-	-	535.00
Total Packages	161,716.00	151,613.00	156,742.00	139,112.90	122,329.00	109,095.00	114,785.00

\$60,000) with the ability to phase the work over a 2-3 year period. The negatives would be spending funds for a ten year period use.

The cost estimates are from the Facilities report using the 1,700 sq. ft. X \$45 sq. ft. for repair and \$100 sq. ft. for rebuilding.

The finance committee and the BOD approved;

Phase 1- Roof and interior ceiling \$26,000

Phase 2- Repair damaged walls, upgrade electrical and heating- \$22,000.

If the repairs turn out like we

Phase 3- Indoor bathroom installed to ADA standards.

Phase 4- Kitchen and back room storage work.

Phase 5- Drapes and other minor additions.

Not only will this project benefit all the groups that will use it, this project will prove invaluable in the future as an example for the facilities projects coming in the future.

And that is the end of my report Mr. Chairman.

Star Valley Ranch Association

Profit & Loss Budget vs. Actual

2001 - 2007

	2001	2002	2003	2004	2005	2006	2007
Ordinary Income/Expense							
Income							
Administration Services							
4212 · Legal Fees Recovered	6,918.37	22,969.69	9,111.00	4,360.00	9,111.66	1,064.54	20.00
4213 · Delinquent Interest Fee	1,679.07	1,334.78	1,315.81	1,396.66	1,031.39	1,218.24	1,353.00
4218 · Architectural Fines	-	-	6,200.00	365.00	3,200.00	4,275.00	300.00
4310 · Building Fees	3,375.00	5,325.00	6,370.47	7,400.00	16,200.00	12,600.00	9,000.00
4312 · Copy Services	1,186.40	1,455.15	1,394.06	1,127.64	553.20	1,499.83	1,000.00
4314 · ID Cards	3,760.00	6,550.00	5,640.00	5,240.00	6,180.00	3,611.00	3,500.00
4317 · Snowmobile Fees	840.00	330.00	1,175.00	1,895.00	1,470.00	545.00	1,250.00
4322 · Interest Income	9,583.20	3,135.27	4,925.86	5,280.16	13,720.83	31,299.58	23,000.00
4510 · Advertising	1,025.00	2,425.00	3,457.00	3,140.00	2,178.00	6,111.37	5,039.00
5251-45 · Royalties from Merchandise Sale	-	-	6,974.02	5,209.93	-	6,319.05	3,500.00
5263 · Golf Cart Sales	-	-	-	-	7,466.44	-	0.00
Total Administration Services	28,367.04	43,524.89	48,563.22	35,414.39	61,111.52	68,543.61	47,962.00
Assessment/Transfer Income							
4211 · Current Year Assessment	688,943.70	714,344.63	728,699.74	742,931.77	769,755.06	795,862.00	828,467.25
4242 · Transfer of Ownership	21,351.57	27,300.00	30,600.00	104,050.00	147,350.00	96,250.00	52,500.00
Total Assessment/Transfer Income	710,295.27	741,644.63	759,299.74	846,981.77	917,105.06	892,112.00	880,967.25
Donations							
4260-01 · Culinary Water Donation	-	-	42,607.59	31,738.26	17,900.01	8,231.74	600.00
4325 · T-Box Program Donations	-	9,203.72	1,940.84	530.16	208.94	-	0.00
4327 · Neighborhood Directories	895.13	1,189.56	9,500.00	-	1,359.00	-	657.30
4328 · Cedar Creek Park Donations	939.77	2,194.34	-	-	-	-	0.00
4329 · Golf Course Irrigation Donation	-	15,725.00	28,427.50	15,736.84	6,004.00	1,850.00	200.00
Donations - Other	-	3,898.21	218.98	8,810.13	12,928.49	3,654.33	9,106.25
Total Donations	1,834.90	32,210.83	82,694.91	56,815.39	38,400.44	13,736.07	10,563.55
Facilities Income							
4271 · Ranch House	6,606.00	6,858.00	6,472.00	6,000.00	6,000.00	1,000.00	0.00
4271-09 · Silo/Restaurant	1,450.00	1,705.00	1,790.00	1,790.00	1,790.00	3,750.00	3,750.00
4271-18 · Pavillion/Snack Shack	150.00	-	100.00	425.00	275.00	2,474.00	3,600.00
4271-20 · CC Pool	280.00	500.00	495.00	125.00	400.00	545.00	400.00

Long Range Planning Committee 2007 Report

John Daulton- chairman

ONCE AGAIN, thanks go out to the members of the Long Range Planning Committee, subcommittees and the Board members that worked on the 2007 update to the SVRA Long Range Plan; *Don McCormick - Bob Manning - Tom Hensel - Frank Childs - Sandi Wohrman - Joe Angelovic - Randle Lambert - Marilyn Haskell - Jim Vandel and Sharon Backus ,GM - Boyd Gee, Finance Committee - Rick Nelson, Recreation Committee Study Group - Dave Ward and Jan Jonson, Board members - and Kathy Daulton, Planning Consultant.*

This year, the Long Range Planning committee focused on the second part of the SVRA Long Range Plan, the action planning process, which is consists of four main elements:

- The goal to be accomplished
- The rationale for the goal
- The strategy for achieving the goals including individuals responsible, timeline and costs.
- Evidence of success.

This is a "how to" process to accomplish our plan in an organized, efficient and cost effective manner. Action plans are the way interested committees, groups or individuals can move "ideas" to "action" by using the process to assemble data and costs, if applicable, to convince the Finance committee and finally the Board of Directors to provide the funding to accomplish a project.

The 2008 Action Plans are:

Critical

1. Develop and implement the Aspen Hills Water Conservation Plan. (in process)
2. Develop a plan and revise the SVRA management system for the future. (in process)
3. Develop an integrated communications system for SVRA.
4. FISC III: Obtain membership consent to sell the utilities building and maintenance area to the Town. (in process)

Important

5. Develop a plan for a year round indoor Community Recreation Center and recreation program for all residents of the Star Valley Ranch community.
6. Make the Cook Shack 3-season functional for the next 10 years. (in process)
7. Develop a plan for the utilization of the trees presently located at the Tree Farm while ensuring the continuation of the Tree Farm.
8. Develop a plan for private golf cart storage.
9. Develop a plan for Star Valley Ranch community non-motorized pathways system.
10. Plan, acknowledge and support a Volunteer Organization.

11. To provide shade and beautify the playground, pool area by planting numerous shade trees. (Beautification Committee completed.)

12. Ladies tee box development. (Golf-Greens Committee)

Possible future ideas and projects that do not have a sponsor go into what we call the **Parking Lot** until individuals, groups or committees write action plans to develop them further.

Next year, the Long Range Planning committee will continue the action planning process by reviewing progress on the 2008 goals, will make recommendations to the Board to continue current action plans or begin new ones, and to work with the Finance Committee to develop the financial portion of the SVRA Long Range Plan. The Five Year Financial Plan is the final and very important stage in the planning process and everyone will be keeping the SVRA Long Range Plan purpose and vision statements well in mind.

PURPOSE

That the general purposes and objectives of this corporation are as follows: To improve, construct, maintain, operate and care for such parkways, parks, playgrounds, golf course, recreational areas, community club houses and other community buildings... *"Article III.a - General Purposes, Articles of Incorporation of Star Valley Ranch Association, (11/9/70)*

VISION

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 DCCR's.

Please feel free to comment and make suggestions to either the SVRA office or John Daulton email at john.ranch@gmail.com

**The Long Range Planning Committee
2007 TOP TEN
Priority List Recommendations**

The Long Range Planning Committee realizes that the SVRA 2007 budget is under constraints and that the operational budget has been a belt-tightening experience with little room for more items. However it is the function of the Long Range Planning Committee to share its findings with the Finance committee as a prelude to future long range planning.

The following list of ten projects represent the LRPC's view as to the most important and representative of all the study groups projects taking into account the elements of being critical, sequential and the cost considerations.

MAJOR PROJECTS (from Category # 1 projects)

1 (A)—Efficiency Study of All SVRA Facilities/Operations

The Long Range Planning Committee asks that funding be provided in the 2007 budget for hiring a firm that specializes in analyzing the facilities and operations of organizations in order to suggest how SVRA can best utilize its limited space and facilities. (Cost up to \$30,000)

1 (B) – Barn/Silo architectural design study funded by 2007 SVRA budget

The Barn/Silo facilities rank very high on for either repair, renovation or replacement due mainly to major safety concerns and the need for year-round facilities of this type. We recommend that this project be moved to the Planning Stage of the Long Range plan and over the 2006-7 winter months a more detailed in-house study be conducted. This would involve developing better drawings, better cost estimates, etc. Then, in the spring/summer of 2007, an Architectural firm should be contracted to provide plans for various options.

Planning for this type of project is very time consuming and should be started immediately.

2. New Aspen Hills golf course irrigation system

This project is a work in progress with design study bids forthcoming. Further work will need to be done by the Golf, Greens and Finance committees and the BOD to decide the next steps but this project does not need additional financing at this point. LRPC believes this could be a 2008 budget idea.

3. SVRA Administration Building needs study

We are recommending further study because the Admin/ Office building analysis has two parts.

1. The main building which is in need of immediate major maintenance, i.e. roofing problems that will incur much larger costs in the future if not repaired now. The LRPC asks the Finance committee for funding to repair the office roof (estimate \$10,000).

2. The addition, currently being used by the Town, has major structural problems but if snow is not allowed to accumulate on the deck of the office, which is the roof of the Town Hall, then water seepage, or cascading, at the joint between main building and the addition is problematic. The question here is largely what the future use of this building and addition will be. So, at this point, the LRPC is asking for no funding.

4. Cook Shack repair

It is the opinion of the LRPC, backed by the preliminary G & S structural engineering report, that the cook shack could be used safely during the summer months. In order to extend the life of the building SVRA should reinforce the rafter/trusses and replace the shingles with a metal roof. This repair would extend the life of the Cook Shack 5 to 10 years with additional annual maintenance –

MINOR Projects (Category 2, 3 and 4 projects)

5. Increase the SVRA 2007 Maintenance budget

This category needs increasing due to the lack of funds in areas like facilities and golf course maintenance, i.e. the lack of replacement parts for needed repairs that in some cases led to more costly expenses in the future. The LRPC recommends that the Finance committee work with the GM and department heads to arrive at a more reasonable amount for the 2006 budget.

7. Begin funding for the repair of cart paths on golf courses

This is an item that needs doing because, not only is the appearance of the golf courses affected by this project, but repair now will help keep more expensive repairs from being necessary in the future. The LRPC recommends that the GM, greens superintendent and Golf Committee decide on type of repair and suggest costs to the Finance Committee and funding be given to the Greens 2006 budget to begin this project.

8. Budget established for funding cost estimates for future projects

The LRPC recommends that the Finance Committee dedicate 1,000 dollars to the 2007 budget for seeking design advice from architectural, structural or construction companies that will assist in providing essential information for future planning and prioritizing of long range planning projects.

9. Repair holes left by the replacement of the old irrigation system at Cedar Creek golf course

This item has a low cost factor. All that is needed is a non-skilled summer employee or two. There is also the advantage that the work can be done in stages. The LRPC asks that two part-time student employees be added to the 2007 golf budget.

10. Begin the study of Neighborhood parks study

This item does not need financial support from the Finance Committee. The Recreation study group will conduct this survey.

11. Plant Trees at Aspen Hills below Cook Shack

The importance of this item is that it has a small cost and the recognition that items like trees take a long time to grow. *(We on the committee are of the age that we would like to enjoy the results of this project in our lifetime.)*