

PURPOSE STATEMENT

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

2. 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.

THE VISUAL ORGANIZER –

The Visual Organizer continues to be a valuable tool for the LRPC to conceptualize the categories in terms of each other when forming the short, medium and long range goals of SVRA.

Centers	Goals	SHORT TERM	MEDIUM TERM	LONG TERM
1. Vision / Mission	SVRA was formed as an unincorporated subdivision in the Lincoln County Wyoming. The Developers provided; DCCRs to protect the rights of the property owners, built a 27 hole golfing facility, build various facilities and installed the initial water system.	Today SVRA is within the boundaries of the Town of Star Valley Ranch and maintains its status as a subdivision. Its current purpose is; to protect the rights of the property owners using DCCRs, to provide recreational and social activities and to provide the essential service of water to its membership.		The Vision of SVRA is to be a premier affordable community within the boundaries of the Town of Star Valley Ranch and maintain its status as a subdivision. The Long term purpose of SVRA will be; to protect the rights of the property owners using DCCRs, to provide high quality recreational and social activities to its membership.
2. Facilities (buildings)	SVRA will have attractive, affordable, safe, easy to maintain buildings that serve the needs of the community. Some in a Year-round manner.	1. Increase the SVRA 2007 Maintenance budget.		1. Replace the Barn and Silo with multipurpose Facility. 2. Repair- renovate the barn 3. Repair- renovate the Silo 4. Repair- renovate SVRA Office Building. 5. Repair the Cook Shack. 6. Remove the Maintenance building.
3. Landscaping- Common Areas	Landscaping and common areas on the ranch will be attractive, well-kept and easy to maintain	1. AH -4 or 5 pine trees above # 9 2. AH- Repair cart path below cook shack 3. AH- Remove restroom at Tennis area 4. AH- grass east side of Office building 5. AH- add sign at corner of Vista west and east 6. Earth excavation policy for all new projects to bring back to attractive state. 7. Mow all common areas. 8. Add Common Areas position to employees. 9. Signage at the entry to the ranch 10. AH Water available at the putting green.	1. AH- Build a retaining wall above tennis courts 2. AH- Build Putting green 3. AH- Parking lot improvement 4. AH- asphalt golf cart areas between #9 and office 5. Flag area at front entrance- repair or redesign	1. Cedar Creek pool area- add tennis courts, softball field, simple miniature golf. 2. redesign and build parking lots 3. build a cart barn for storage of private golf carts can charge for it. 4. Cedar Creek -Terrace hillside below pro shop for easier care. 5. AH- Swimming pool at old location

Centers	Goals	SHORT TERM	MEDIUM TERM	LONG TERM
Recreation (General Description)	The recreational/wellness programs serve the needs of the diverse SVRA community. The recreational facilities are attractive, affordable, safe, and easy to maintain. Some in a Year-round manner.	Form SVR Recreation Program- 1. Develop year-round recreation program offerings for all age groups. 2. Send out seasonal calendar and program catalog of activities to SVR community. 3. Develop a REC plan for the future		1. Build a Year-round Community/Recreation center 2. Hire a Recreation director/coordinator 3. Locate and build Neighborhood Parks 4. Build Community Paths – Walking/Jogging/Bike 5. Build Cross-Country Ski Trails
Golf	Provide to the membership, premier affordable golfing facilities. (The Cedar Creek course will focus on Improving and increasing play, and the Aspen Hills course will focus on being a 9 hole family course.)	1. Protective fencing @ playground on #9 of Cedar Creek Golf course. 2. Fix cart paths - Dust guard annually - Asphalt (6 holes per year) 1. Fix holes in Fairway 2. Water fountains fixed on Aspen Hills		1. Irrigation system for Aspen Hills 2. Cart storage facility • Member storage, charge a fee to store carts at the golf course. 3. Line Ponds to conserve water 4. New Club house 5. More Restrooms on course
Greens		1. AH– Greens SG- Aspen Hills Irrigation System, Repair water leaks or replace full system. May be replaced or repaired a fairway at a time or as soon as possible. If replacement is not possible then leaks should be repaired to improve play and save our water. 2. Greens Committee Maintenance List August 2006 for consideration in the 2007 SVRA Operating Budget . 3. Cedar Creek- Holes and broken blacktop in the cart paths need attention. The long-range plan should include replacing all paths with blacktop. Plus building new paths in high traffic areas such as across the bridges.		
Tennis	Have attractive, affordable, safe, and easy to maintain tennis facilities and provide a recreational tennis program reflecting the changing and growing SVRA community	The tennis association will devise short and long range plans for achieving the tennis goals.		Expand the SVRA Tennis Facility by; 1. Adding 4 more tennis courts 2. Build small Pro-shop 3. Locker/shower facilities 4. Snack shop 5. Wind screen East-West sides of the 4 courts. 6. Purchase Court access system by electronic device to extend playing hours.
Social activities	SVRA will provide social, educational and cultural activities for the members	Survey the continuing and future social activities of the community.		
Utilities	(A) ALL SVRA water services will be taken over by the Town of Star Valley Ranch. (B) The SVRA culinary water services	Current work in Progress; 1. Golf Cart lease – 5 yrs. 2. Chlorination – Engineering project 3. Chlorination building and equipment	(B) The utilities committee will prepare a report outlining the plan to maintain the irrigation	

Centers	Goals	SHORT TERM	MEDIUM TERM	LONG TERM
	will be taken over by the Town of Star Valley Ranch.		water system after the culinary system is taken over by the town. The Utilities committee will work with the <i>FISC committee</i> on the plan for the eventual transfer of water to the Town.	
Budget	The Association has the financial capacities to protect, maintain and continue the goal of SVRA becoming a premier affordable resort community	1. The GM will prepare Long Range budget projections for the future of SVRA as soon as cost information is available and projects are prioritized. 2. The Budget study group will prepare a list of potential revenue sources for use in big projects.		
Communication	SVRA provides excellent avenues of communication to its membership.	1. Devise ways to improve the communications avenues at SVRA. 2. Work with the town on providing signs to visitors that are clear and informative		
Governance	The Association has the ability to make flexible decisions and will be able to make changes to meet the needs of our growing and changing community.	Seek from all available sources a consensus on; (1)SVRA current and Future mission, (2) Who SVRA is and What it wants to be.		
DCCRs	The DCCRs of SVRA will protect and enhance the property and property values of the Association.	Begin initial discussions for DCCR revisions (window is 2012)	The Common Sense Revision will be offered to the membership by the year 2012 window of opportunity	The Functional Revision to the DCCRs will be presented to the membership at the next earliest opportunity.
Personnel	The personnel employed at SVRA will reflect the changing needs of the association.	Under the guidance of the GM, a study group will prepare a long range personnel plan that anticipates changes in personnel needed at SVRA. The plan will articulate the changing job requirements so as to clearly give advance notice to both employees and employers.		
Airstrip	The operation of the Airstrip will reflect the changing needs of the association	the airstrip is not a high priority area to SVRA in the short term. Leasing to other interested entities that will improve and maintain the airstrip should be considered with the stipulation of continued SVRA free use.		Future study is needed to determine the eventual future of the SVRA airstrip.

The SVRA Long Range Planning Committee List of Prioritized Project Recommendations

2005-2007

Ranking system based on safety, usage, recreation, facilities, maintenance, appearance, cost and fit with SVRA.
Possible points = 360

Ranking	Possible Projects	Progress	BOD Approval
295	Replace the Barn and Silo with multipurpose facility including restaurant, parking, space for meetings, conventions, family reunions, etc.		
290	Fix holes in Fairway		
287	Aspen Hills water conservation project	Work completed	yes
271	Fix cart paths - Dust guard annually - Asphalt (6 holes per year)		
259	Develop year-round recreation program offerings for all age groups		
252	Develop a plan for a year round indoor recreation and social facility and coordinated activities for all ages.	Action Plan written	yes
249	Repair the barn		
249	Renovate the barn		
235	Signage at entry to ranch		
232	Add sign at corner of Vista west and east		
217	Repair- renovate SVRA Office Building.		
213	Repair cart path below cook shack		
210	Repair the Silo - 3 floors		
194	Adding 4 more tennis courts		
193	AH -4 or 5 pine trees above # 9		
186	Purchase Court access system by electronic device to extend playing hours.		
186	Build Putting green @ AH		
177	Protective fencing @ playground on #9 of Cedar Creek Golf course.		
174	Build a retaining wall and picnic area @ AH		
172	Build restroom at Tennis area		
155	Build small Pro-shop		
153	Wind screen East-West sides of the 4 courts.		
142	Swimming pool at old location		
126	Locker/shower facilities		

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Ranking	Possible Projects	Progress	BOD Approval
121	Remove the Maintenance building.		
109	Snack shop @ tennis facility		
	Create an Infrastructure Improvement Plan to repair, remodel, replace and maintain Ranch buildings and common areas		
	Conduct a structural engineering study of all facilities		
	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		
	Hire a full-time recreation/social director.		
	Grass the airport runway		
	Make an earth excavation policy for all new projects to bring back to attractive state.		
	Mow all common areas.		
	Pool- Parking lot improvement		
	asphalt golf cart areas between #9 and office		
	Flag area at front entrance- repair or redesign		
	Plan for green space- parks in the future for the following residential areas;- Plat 5, 1,2, 20-22.		
	Cedar Creek pool area- add tennis courts, softball field, simple miniature golf.		
	Cedar Creek pool area- build a cart barn for storage of private golf carts can charge for it.	Plan reviewed Oct 07 and no support found	
	Cedar Creek Golf -Terrace hillside below pro shop for easier care.		
	Line Ponds to conserve water		
	More Restrooms on course, esp. #9 Cedar Creek		
	Add 4 more tennis courts		
	Tennis- Build small Pro-shop		
	Tennis- Locker/shower facilities		
	Tennis- Snack shop		
	Purchase Court access system by electronic device to extend playing hours.		

The Long Range Planning Committee Prioritized Recommendations

Ranking	Possible Projects	Progress	BOD Approval	Responsibility	Funding Source	Estimated Cost	Start - Date	Finish-Date
	COMPLETED PROJECTS							
	Shade tree planting at the Pool recreation area	COMPLETED	yes	Beautification committee			Oct 07	Oct 07
287	Aspen Hills water conservation project	Work completed	yes	BOD (GM)	Operating	800,000	Sept. .07	
	Cook Shack renovation	Phase 1 &2 completed,	yes	GM, Don McCormick				May 08
	Relocation of Ladies tee boxes @ CC golf course	Completed Aug 15,08	yes	Golf- Greens committee				
	Cedar Creek playground irrigation system.	Completed	yes	SVRA, (Don McCormick)				
	ACTION PLANS WRITTEN, APPROVED & ON-GOING							
	DCCR review and revision plan	Action plan completed and meetings ongoing	yes	Joe Angelovic	Operating		June 08	Jan 2012
	SVRA Management Review- Review of the future roles and responsibilities of the Star Valley Ranch Association.	Committee selected – research on-going	yes	Committee (Joe Angelovic)-		-0-	April 08	
	FISC III: Obtain membership consent to sell the utilities building and maintenance area to the Town.	In progress	yes	BOD (Jan Jonson)	FISC funds		Dec. 31, 07	
	ACTION PLANS APPROVED							
	Communications plan and delivery system for SVRA	Action Plan in progress	yes	Committee (Tom Hensel)				
252	Develop a plan for a year round indoor recreation and social facility and coordinated activities for all ages.	Action Plan written	yes	Committee (Rick Nelson)				
	Improve the appearance and safety of the Aspen Hills old pool area below the office.	Action Plan written	yes	Volunteer Comm. (M Haskell)				
	Develop a plan to establish and maintain paths for many uses at SVR: walking, biking, skiing, golf carts.	Action Plan written	yes	Committee (Bob Palmquist, Sandi Wohrman)				
	Plan, acknowledge and support a Volunteer Organization.	Action Plan written	yes	(John Daulton, Don McCormick)				
	Aspen Hills Tree Farm Project	Water connection installed, planning w/town in progress		Beautification, Volunteer comm..				
	THE PARKING LOT – possible future goals. (This list contains items from previous years and items that have not be moved forward)							
295	Replace the Barn and Silo with multipurpose facility including restaurant, parking, space for meetings, conventions, family reunions, etc.				Various			
290	Fix holes in Fairway				Operating			
271	Fix cart paths - Dust guard annually - Asphalt (6 holes per year)				Operating			
259	Develop year-round recreation program offerings for all age groups				None	\$ 0		
249	Repair the barn				Various	\$245,700		
249	Renovate the barn				Various	\$791,700		

Ranking	Possible Projects	Progress	BOD Approval	Responsibility	Funding Source	Estimated Cost	Start - Date	Finish-Date
235	Signage at entry to ranch				Operating			
232	Add sign at corner of Vista west and east				Operating			
217	Repair- renovate SVRA Office Building.				Various	\$ 63,800		
213	Repair cart path below cook shack				Operating			
210	Repair the Silo - 3 floors				Various	\$263,250		
194	Adding 4 more tennis courts				Operating	\$ 75,000		
193	AH -4 or 5 pine trees above # 9				Operating			
186	Purchase Court access system by electronic device to extend playing hours.				Operating	\$ 600		
186	Build Putting green @ AH				Operating			
177	Protective fencing @ playground on #9 of Cedar Creek Golf course.				Operating			
174	Build a retaining wall and picnic area @ AH				Operating			
172	Build restroom at Tennis area				Operating			
155	Build small Pro-shop				Operating	\$ 45,000		
153	Wind screen East-West sides of the 4 courts.				Operating	\$ 2,500		
142	Swimming pool at old location				Operating			
126	Locker/shower facilities				Operating	\$ 18,000		
121	Remove the Maintenance building.				Various			
109	Snack shop @ tennis facility				Operating	\$ 14,000		
	Create an Infrastructure Improvement Plan to repair, remodel, replace and maintain Ranch buildings and common areas							
	Conduct a structural engineering study of all facilities							
	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							
	Hire a full-time recreation/social director.							
	Grass the airport runway							
	Make an earth excavation policy for all new projects to bring back to attractive state.				Operating			
	Mow all common areas.				Operating			
	Pool- Parking lot improvement				Operating			
	asphalt golf cart areas between #9 and office				Operating			
	Flag area at front entrance- repair or redesign				Operating			
	Plan for green space- parks in the future for the following residential areas;- Plat 5, 1,2, 20-22.				Operating			
	Cedar Creek pool area- add tennis courts, softball field, simple miniature golf.				Operating			
	Cedar Creek pool area- build a cart barn for storage of private golf carts can charge for it.	Plan reviewed Oct 07 and no support found			Operating			
	Cedar Creek Golf -Terrace hillside below pro shop for easier care.				Beautification			
	Line Ponds to conserve water				Operating			
	More Restrooms on course, esp. #9 Cedar Creek				Operating			

Ranking	Possible Projects	Progress	BOD Approval	Responsibility	Funding Source	Estimated Cost	Start - Date	Finish-Date
	Add 4 more tennis courts				Operating			
	Tennis- Build small Pro-shop				Operating			
	Tennis- Locker/shower facilities				Operating			
	Tennis- Snack shop				Operating			
	Purchase Court access system by electronic device to extend playing hours.				Operating			

2008 SVRA Action Goals July 21, 2007

TOPIC	DESCRIPTION	BOD Approval	Responsibility	Finish-Date
CRITICAL				
<i>Aspen Hills water conservation project</i>	COMPLETED (Oct 15)	yes	BOD (GM)	Nov. 07
Roles and responsibilities SVRA needs for efficient operations in the future	Committee selected – research on-going	yes	Committee (Joe Angelovic)-	April 08
Communications plan and delivery system for SVRA	Action Plan written	yes	Committee (Tom Hensel)	
FISC III: Obtain membership consent to sell the utilities building and maintenance area to the Town.	In progress	yes	BOD (Jan Jonson)	Dec. 31, 07
IMPORTANT				
Develop a plan for a year round indoor recreation and social facility and coordinated activities for all ages.	Action Plan written	yes	Committee (Bob Palmquist, Sandi Wohrman)	
Continue to renovate the Cook Shack including the interior so it is functional for 5-10 years.	Phase 1 completed, Phase 2 on-going	yes	GM, Don McCormick	May 08
Improve the appearance and safety of the Aspen Hills old pool area below the office.	Action Plan written	yes	Volunteer Comm. (M Haskell)	
Develop a plan for private golf cart storage.	Action Plan written	yes	(Bob Manning)	
Develop a plan to establish and maintain paths for many uses at SVR: walking, biking, skiing, golf carts.	Action Plan written	yes	Committee (Bob Palmquist, Sandi Wohrman)	
Plan, acknowledge and support a Volunteer Organization.	Action Plan written	yes	(John Daulton, Don McCormick)	
Develop a plan to complete the Cedar Creek playground irrigation system.	Action Plan written.	yes	(Don McCormick)	
Action Plans from non- LRPC groups				
<i>Shade tree planting at the Pool recreation area</i>	Completed	yes	Beautification committee	Oct 07
Aspen Hills Tree Farm Project	Water connection installed and Tree		Beautification, Volunteer comm..	

2008 SVRA Action Goals July 21, 2007

	Spade purchase submitted to Finance committee			
Teebox relocation action plan	Relocation of Ladies tee boxes @ CC golf course		Golf- Greens committee (Kathy Dietz)	
<u>THE PARKING LOT</u> – possible future goals or items that may be added to 2007 goals.				
Renovate SVR Office				
Build a new Cedar Creek Club House including restaurant, parking, space for meetings, conventions, family reunions, etc.				
Neighborhood parks				
Create an Infrastructure Improvement Plan to repair, remodel, replace and maintain Ranch buildings and common areas				
Provide full-service golf courses with improved facilities including locker rooms, showers, to support play that may be lost to other nearby courses				
Strike a balance between affordable golf rates and needed revenues for courses to become self-supporting over time				
Run a structural engineering study of all facilities				
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				
Hire a full-time recreation/social director.				
Grass the airport runway				

2007 Action Plan -- SVRA DCCR interim systems plan**PURPOSE**

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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 the DCCR's.

Goal: Develop a process for dealing with a gap solution for the temporary enforcement of the critical DCCRs that would be satisfactory until the DCCRs are changed in 2012.

Rationale: Although the SVRA members want protective covenants, the current DCCRs are greatly outdated and do not meet the needs of the current members. A SVRA policy would have the great advantage of being a flexible changeable document that can be modified by the BOD as the plan goes into effect.

Written by: Jim Vandel,

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
1. Write and present for suggestions to DCCR study group and LRPC a SVRA policy for temporary DCCR enforcement.		Jim Vandel		
2. Present enforcement policy to BOD for approval.	Approved Policy	BOD		
3. Form committees to work on high-interest enforcement issues, i.e., RV policy, fence policy and trailers policy to research possible options for these issues.				
4. Present suggestions, ideas, plans, etc. to the DCCR study group or...				
5. Present completed plan to BOD for approval.				

2007 Action Plan GOAL # 10-- SVRA Volunteer program

PURPOSE

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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 the DCCR's.

Goal: Plan, acknowledge and support a volunteer organization.

Rationale: The volunteer work at SVRA is growing and needs to have an organized method that will promote the volunteer work. The activities and projects of the volunteers has grown and the need for a volunteer committee is evident. The main function of the volunteer organization would be to organize the volunteer efforts by coordinating projects and acting as a liaison to the GM of SVRA.

Written by: Don McCormick – Sharon Backus - John Daulton

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
1. Form a Volunteer organization committee consisting of representatives of the various volunteer groups at SVRA.	Committee in operation	LRPC	Aug 07	
2. Research the structure and functions of other similar volunteer organizations.	Models from similar organizations found and used as a basis for further deliberations.	Volunteer committee	Aug 07- Sept 07	
3. Determine the roles and functions for an SVRA volunteer organization.	List of operating rules, roles and functions established.	GM, Volunteer committee	Aug 07- Sept 07	
4. Review and suggest revisions to the volunteer policy to reflect the new volunteer organization	Draft revisions written for the policy.	GM, Volunteer committee	Aug 07- Sept 07	
5. Submit a detailed report with recommendations and timeline for implementation to form a	Report recommendations and timeline accepted by the BOD.	Volunteer committee and BOD	September BOD meeting	

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
volunteer organization and to revise the volunteer policy to the BOD for their consideration input and approval.				

Sunday 7:00 PM thru Friday 7:00 AM only

Request:

Limit toilet flushing

Collect warm-up water for use on plants

Full load washing machine only

Full load dish washing only

Reduce bath water level and shower time by $\frac{1}{2}$

"Level III – Extremely High" RED

(Negative supply to demand or a minimum of three (3) days of Level III)

Level II measures plus:

No outside watering.

No golf course watering.

Request:

Drink or wash with "warm-up" / "cool down" water

Limit domestic use

1 bath / week / person

No washing machines (clothes or dishes)

2007 Action Plan GOAL—Proactive communications plan and delivery system

PURPOSE

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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.

Goal # 3: Develop an integrated communications system for SVRA

Rationale: The SVRA integrated communications delivery system needs to provide timely information to all members and allow for questions and data input from all members, such as answering surveys or voting. It should also provide information to non-members who may consider living in our area.

Written by: Tom Hensel and Sharon Backus

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
1. Hire or assign a communications leader and team	Leader and team are assigned			
2. Survey members about equipment (phone systems, computers, CBs, etc.) and analyze the results.				
3. Research approaches to a proactive integrated communications system: Silverstar? Webmaster?				
4. Acquire costs of possible new equipment or modifications.				
5. Select a mix of methodologies to satisfy SVRA needs and produce a proactive integrated system.				
6. Outline a working procedures manual.				

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
7. Write recommendations for implementation of the integrated communications system, including the procedures manual, costs and timeline for board of directors input, consideration and approval.	Detailed recommendations are sent to the Board for their input, consideration and approval.	The Committee and the Board		
8. Write a timeline for implementation of the approved recommendations.	The timeline is written, the community is informed and implementation is underway.	The Committee and the Board		
9. Check policy implications	Policies are modified or written as needed to support the new management system.	The Board		

Communication study group

The mission of the communication study group is to improve communication between SVRA, the membership and the town of SVR in a methodical manner over the next five years.

Timeframe -Year # 1

	Description	cost
Website	<ul style="list-style-type: none"> Upgrade the SVRA website and allow access to specific area by SVRA website operators. Assign areas of the website to editors 	\$ 500.00
E-mail	<ul style="list-style-type: none"> Assign areas of the website to editors 	
Mailings from SVRA	Insert communication materials with the Annual SVRA mailings from the office; Newsletter, Annual assessment, Annual meeting Candidate package	No cost
Signs	List the number, type, description and price of signs needed at SVRA.	
Flyers		250.00
Bulletin board at the entrance		
Annual newsletters		
Surveys		500.00
CB		
Local Newspaper		
Other ideas....	<ul style="list-style-type: none"> Assemble members and define the role of the General Manager as the head of communications for SVRA. Decide what the tasks of the communications study group will be from now until June 2006. Decide on a method to accomplish the tasks within the timeframe. Decide on the best way to communicate during the winter months. 	

*File -
Communications
after Comm.
Survey Process*

Sample Interesting Survey 2006-07

Long Range Planning Community Survey #1				
Background Information section				
Type of member	Lot owner	Home owner (Includes one lot)	Both Lot and Homeowner	Owner- More than 2 lots
Type of residency	Full Time resident (year round)	Part-time more than 6 mo a year	Part time less than 6 mo. Year	Weekend – holiday user
No of residents				
I am a user of these facilities	Golfing	Swimming Tennis	Ranch activities	None
Which best describes SVRA				
We are a....	Retirement community	Golfing community	Resort community which includes retirees, golfers and bedroom community	Other, please describe....
The most important reason for purchasing property at SVRA is....	Cost	Recreational facilities	location	Community with services
Rank this list				
I believe all users should pay for water	Yes	no		
I believe the DCCRs should be revised	y	n		
More trust of the BOD would be gained by...	More Informative meetings	More publications		other
I would support a new clubhouse restaurant	Very strongly	Strongly	Not support	Oppose
I would support a new large meeting facility	Very strongly	Strongly	Not support	Oppose
the most critical problems at SVRA are	Water Infrastructure	Facilities	recreational facilities	Other ...
I would support a Special Assessment to replace the SVRA facility which is in the most dire need.	If it included a well developed plan that including costs and completion dates	I would not support ANY replacement or remodeling by Special Assessment	Other	
I support the direction SVRA is going	Very strongly	Strongly	Not support	Oppose
Lot/plat number				
This information will be used for statistical reliability purposes only and will be removed from the survey by the compiler.				

COMMUNICATIONS SURVEY

STAR VALLEY RANCH ASSOCIATION

Purpose:

In order to improve communications between the Association and its members, we need to know how communications currently take place. This survey is the start of that process. Your participation will help us to make needed improvements to the system.

Instructions:

Please select a response number for each of the ten questions below. If the listed responses do not cover your particular situation, please enter a zero for that question. If more than one response applies, please select the one that is most appropriate for Association information.

Survey Questions:

1. Do you have a home phone? No = 1, Local = 2, Other Wyoming = 3, Out of State = 4
2. Do you have an answering machine? No = 1, Yes = 2
3. Do you have a CB radio? No = 1, Fixed = 2, Scanner = 3
4. Do you have a computer connected to the Internet? No = 1, Yes = 2
5. Do you regularly visit local news websites? No = 1, Association = 2, Town = 3, Both = 4
6. Can you send and receive e-mail? No = 1, Yes = 2
7. Do you live on the Ranch? Full Time = 1, Part Time = 2, Property Owner Only = 3
8. Do you follow local printed news? No = 1, Newspapers &/or Store Bulletins = 2
9. How do you receive mail? Local Home Delivery = 1, Local PO Box = 2, Out of Town = 3
10. What is your preferred communication? Phone = 1, Mail = 2, Email = 3, CB = 4, Visit = 5

Responses:

Return the ten digit number to the Association by one of the following methods. Please include your name, lot & plat number and if applicable, current phone number, mailing address and e-mail address. Please provide your information by xx/xx/08. You are welcome to include any additional comments or suggestions that you feel would improve the process.

Phone: (307) 883-2669

Mail: SVRA, HCR 62, PO Box xxxx, Star Valley Ranch WY, 83127

E-Mail: AssocNews@silverstar.com

Visit: Aspen Hills Office

Thank you for your help,

Xxxxxx
xxxxxx

COMMUNICATIONS SURVEY PROCESS STAR VALLEY RANCH ASSOCIATION

Background:

As many people as possible need to be contacted concerning about methods of communication. The lack of current organized data is having two adverse effects. It is preventing effective communications with our members and it contributing to some of the conflicts and accusations of secretiveness.

Approach:

There are already a number of things being done regarding communications, but they need to be coordinated and targeted toward meaningful goals. Some tasks and goals have been tentatively stated. What is needed now is to define a working group to put the package together and work the problem.

Some Immediate Tasks:

1. Finalize Goals & Organize Tasks
2. Identify current databases
 - a. Phone Lists
 - b. E-Mail Lists
 - c. Mailing Addresses
 - d. Physical Addresses
 - e. Part-time Residents
 - f. Absentee Property Owners
3. Refine the suggested Survey form
4. Identify Existing SVRA Equipment
5. Survey other Available Equipment
6. Prepare Survey Action Plan

Immediate Needs:

1. Authorization to Proceed
2. Volunteers (probably 4)
3. Tentative Schedule Targets

Conclusion:

That's it. We pretty well know what has to be done. When the whistle blows, the game will start.

Tom -

2008 Action Plan GOAL #— (SVRA Common Area Study/Evaluation)

PURPOSE

Identify and physically investigate/evaluate/ improved uses for all SVRA Common Area properties.

VISION

Identify opportunities available to the SVRA Board of Directors to more effectively utilize and benefit from the common areas on the Ranch owned by the association.

Goal:

1. Identify all common areas owned by the SVRA
2. Physically evaluate and make recommendations to the SVRA Board of opportunities to more effectively use common area property
3. BOD will approve a common areas long range plan.

Rationale:

Written by: Gary Braun Aug 12, 2008, amended John Daulton April 15, 2009

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
1. Identify all SVRA common area properties by map and lot numbers.	Maps showing common areas	SVRA Staff	May 15, 2009	0
2. Form a committee to physically evaluate and make recommendations to SVRA Board of possible opportunities for better utilization of common area properties	Study complete with white paper presented to Board	Chairman Braun	May 15, 2009	0
3. Devise questions and solutions to deal with What, why and How's of the common area long range plan			July, 15,2009	
4. Conduct a meeting to gather input and suggestions from the SVRA community.			Aug. 15, 2009	
5. Present to the BOD and ask them to pass the Long Range plan.			Sept 15, 2009	

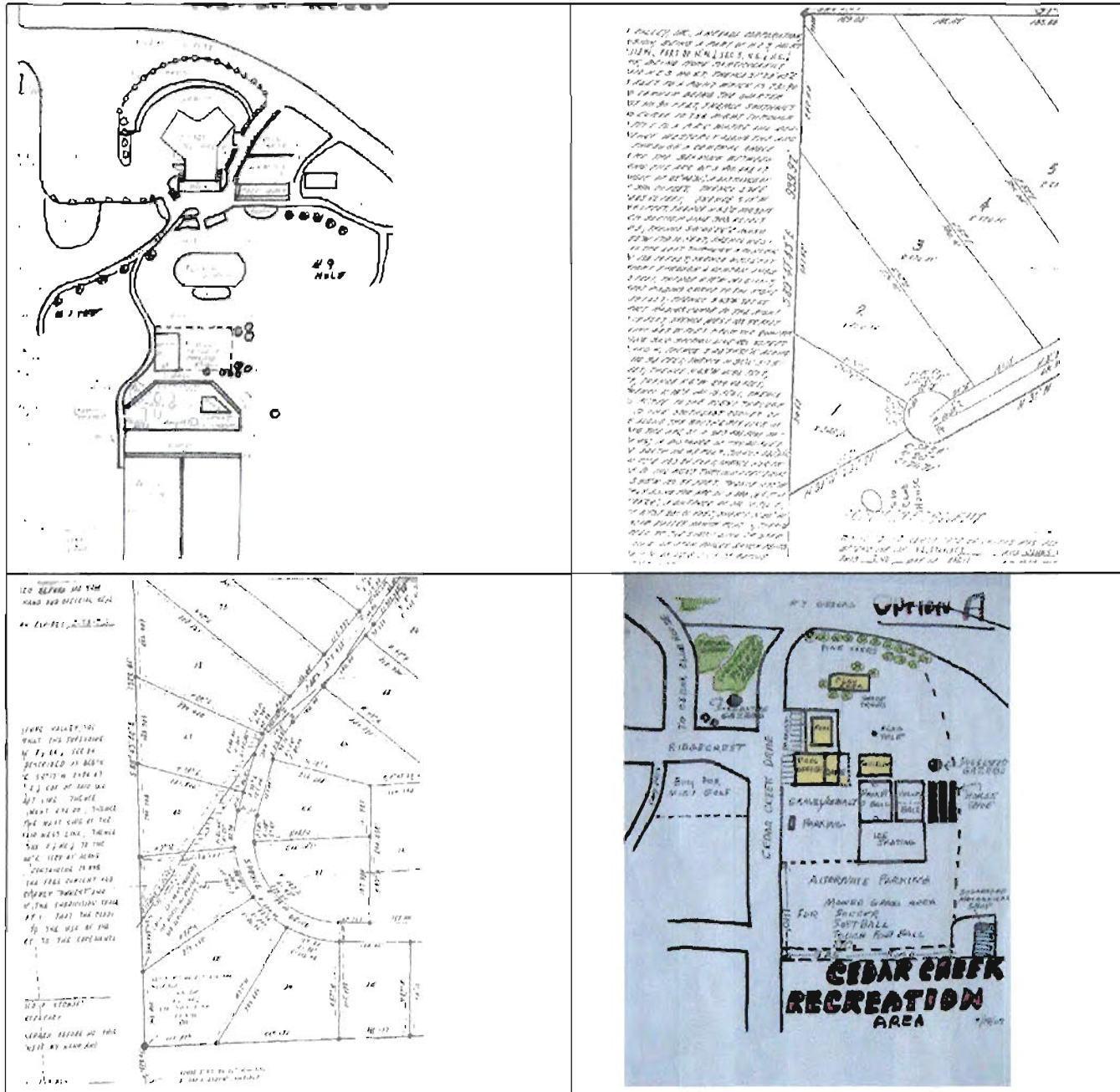
The Common Areas of SVRA

Aspen Hills Area	
<p>-Pros- Beautiful location.</p> <p>-Cons- slope, parking and winter access.</p> <ul style="list-style-type: none"> • Office, Library/meeting, meeting rooms, AH golf shop • Cook Shack • Playground north of Cook shack. • Tennis courts • Tree Farm • Available Common area space 	
Silo-Barn Area	
<ul style="list-style-type: none"> • Silo building contains Golf proshop, Ladies Bathroom, a second floor meeting room and a Restaurant on the 3rd floor. • The Barn contains a men's bathroom, Large meeting room, Bar/Lounge and a basement golf cart storage. • Golf equipment maintenance building • Driving range and practice putting areas 	
Cedar Creek Park	
<p>The pool area is much used multi use facility.</p> <ol style="list-style-type: none"> 1 Swimming pool 2 Pool building- housing bathrooms, facilities maintenance, pool filtration equipment 3 Winter ice skating area 4 Grass parking lot –play area 5 Asphalt basketball area 6 Small children playground with equipment 7 Horseshoe and volleyball areas. 8 Pavillion picnic area 	
Cedar Creek 13th Green Area	
<p>This area has received the attention from the Beautification Committee volunteers with the assistance of Mens' Golf Association volunteers and golf maintenance crew.</p>	

The Common Areas of SVRA

<p>-Pros; Highly visible place for landscaping</p> <p>-Cons; Buildings are of ancient construction.</p> <ul style="list-style-type: none"> ▪ Bathrooms ▪ Storage for landscaping supplies. ▪ Irrigated landscaped area 	
<p><i>The SVRA Airstrip</i></p>	
<p>The SVRA airstrip is;</p> <ol style="list-style-type: none"> 1. MOA with LVI - Dimensions of property - Future planning - The Airstrip apron area 	
<p><i>Individual Lots owned by SVRA</i></p>	
<p>11/15 Lot used for SVRA Storage tank</p> <p>13/37 Lot 38 is the last house at #18 CC golf (Called the Stokes Easement) map shows 20ft access walkway??</p> <p>17/11 C C Park Area from the #9 Fairway through playground</p> <p>17/12 C C Park Area Including the Pool building and Pavillion</p> <p>17/13 C C Park Area Including portion of Pool building, Ice rink and parking areas</p> <p>17/14 C C Park Field</p> <p>17/1 Possible area where Cedar Creek Golf maintenance shed is located.</p> <p>17/2 A potential high value single family lot next to Golf Maintenance shop</p> <p>1/44 A Very valuable single family lot</p>	

SVRA Common Areas Drawings - Maps



2008 Action Plan GOAL — Multipurpose addition to pool building

See questions on back

PURPOSE

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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 the DCCR's.

Goal:. Extend the SVRA pool building by 20 x 40.

Rationale: *SVRA is in need of more year-round multipurpose facilities available for use by meetings, groups and activities. Also, the extension would expand seating space of the Grill during the summer season and yea-round use by all member activities, clubs and organizations..*

Written by: Don McCormick revised – 10/20/08

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
1. Form a committee to prepare a plan of action for recommendations on expanding the Cedar Creek Pool building.	Committee meeting	<ul style="list-style-type: none"> • Don McCormick, • Al Redlin, • Vern Madsen, • Ernie Bigalow-SVRA Facilities Supt 	August 08	
2. Committee will discuss suggestions for the space utilization of the addition.	Meeting held and items listed	Committee	August 08	
3. Use committee suggestions to develop a preliminary cost list.	Preliminary cost list completed	Don McCormick, Ernie Bigalow	September 08	
4. Obtain plans, specifications and costs for the construction.	Completed plans	GM	November 08	
5. Obtain Finance committee approval	This plan is on the 2009 Finance committee recommended budget	Finance Committee	2009 Finance committee budget process timeline	
6. Obtain BOD approval	Approval given	BOD		

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
7. Obtain bids for projects	Contractor chosen	GM	Spring 09	
Completed project	Work accomplished/ready for use.	GM	June 09	

Addendum for this committee -Questions;

1. Who and when is responsible for obtaining permission from Fire, Health and other permitting agencies?
2. What are the specs, drawings, costs of the project; dimensions, space needed(storage and seating). Wood or steel siding? Windows and doors, Flooring? Painting,
3. Where is the extension located and is there room for the addition?
4. what changes need to be made to the power, gas and landscaping?
5. How to assure that the project gets accomplished; suggested that Ghannt timeline/cost/ materials method be used and board and GM agrees to follow process.
6. Stairs for above storage.
7. GM and BOD need to decide on leasing issues; who pays for what, length of lease, etc...
8. What to do with main water line outside
9. Who needs to be in the decision making of this plan?
10. Maintence, snow removal.

WORKING DRAFT

2010 Action Plan GOAL —Upgrade the SVRA Barn/Silo Facilities (8-12-09)

PURPOSE

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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.

Goal:.. Continue the systematic upgrading of SVRA facilities by remodeling, repairing or replacing the Barn/Silo complex to ensure the *members have a safe and attractive multi-purpose facility that is usable on a year-round basis..*

Rationale: *The Barn/Silo complex is the ranked as the highest priority infrastructure project at SVRA because of the high user impact and potential safety issues inherent in the current Barn/Silo.*

Written by: John Daulton July 23, 2009

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
1. Obtain a structural engineering study; of the Barn /Silo buildings; <ul style="list-style-type: none"> Analyze the current status of the Barn and Silo and provide details as to what needs to be done to assure that those two facilities are safe for current use. Structurally evaluate the two buildings in accordance with the requirements of the latest International Building Code and ADA regulations. 	1. Bids received, contractor approved and report written. 2. The SVRA BOD accepts the results of the Structural Engineering report; <ul style="list-style-type: none"> Implements report safety recommendations. Approves continued work 	SVRA Board of directors and GM	August 31, 2009	
2. Add bod decision as to how proceed				
3. Form a committee to develop a Plan of Action to remodel/rebuild the Barn/Silo or construct a replacement facility.	Committee formed	Committee chairperson	August 31, 09	
4. Meeting #1- The committee will develop a list of potential uses for the Barn/Silo; esp, activities, meetings, events and offices	List published and comments gathered	Committee	Sept 1, 09	

WORKING DRAFT

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
5. Meeting #2- Subcommittees will be formed to research and provide various options for the remodel, removal or replacement of the Barn and Silo	Options written	Subcommittee chairpersons	Sept 10, 09	
6. The GM will begin the initial search for a future architectural firm. Part of the letter will ask for very basic architectural drawings from each firm using the preliminary data gathered by the Options Subcommittees.	GM sends out letters Architectural firms respond with Drawings	GM	Sept 09	
7. Meeting #3- The Finance committee will work with the Barn/Silo Committee to develop a project financial feasibility plan containing; <ul style="list-style-type: none"> • Approximate financial cost the association is capable of handling. • The funding sources. • Timeline of project. 	Timeline finished	Committee, Finance Committee and GM	Sept 09	
8. The Subcommittees will present the Options to the BOD along with their recommendations. The BOD will select an option and charge the committee to begin the process to select an architectural firm to develop more detailed designs and costs.	Action Plan accepted	General Manager	May 2010	
9. Project is taken over by BOD and GM to continue working with the Architect on the final design and construction costs for the project.	Project begun- Architect working	BOD and GM	May 2010	
10. Release the Barn/Silo committee		Committee Chairperson	May 2010	

Barn and Silo Task Force 2010

Task force Members:

Curtis Cheshier, Kirk Sessions, Mike Blackman, Don Azevedo, Dell Tinsley, Kent Harker, Gene Root

Based upon a careful review of the Sargent Report and a physical review of the actual facilities, the task force has concluded that there is a need for a short range strategy and a long range strategy regarding the future use of these two structures. The short range strategy addresses the operational needs of the 2010 season and the long range strategy will incorporate the second opinion of a structural review when accomplished by the Wyoming Main Street Engineers (anticipated grant approval 4/15/10 and report completed 5/15/10).

The Sargent Report does not condemn the buildings nor does it state that they are not usable in their current condition. Those facts, together with the operational needs of the upcoming summer season, were considered closely in putting forth the following proposal for consideration and approval by the BOD.

Short Term Strategy: Utilize both buildings in the same fashion they have been used in the past with the following modifications:

- Occupancy- Limit occupancy in the barn to one half of current occupancy load allowed by the Fire Marshall – Currently allowed 242 persons, change to 120 persons max.. **Manage** all events' patronage in the barn to max occupancy levels.
- Arts and Crafts Fair: - Limit the quantity of displays/booths for the Arts and Craft Fair in the barn and limit them to **light weight displays only**.
- Restaurant - Limit restaurant occupancy to 35 persons max.
- Pro Shop – No changes required.
- Evaluate cost/feasibility of an alternate emergency handicap egress from barn at the West double door exit.

Long Term Strategy: Upon completion of the Wyoming Main Street evaluation, compare the two reports; seek clarification necessary from both firms to determine required resolutions to any noted deficiencies together with reliable cost estimates. Determine cost/benefit analysis of repairs/updates vs. total replacement and submit proposal to BOD.

Communication Strategy: Once the decision is made as to the proposed strategies that a communication to the members occur to put to rest the multitude of rumors and concerns that are out there.

-----Original Message-----
From: Mike Blackman
[mailto:mike.blackman@hotmail.com] **Sent:** Tuesday, February 16, 2010 8:46 PM **To:** da91125@silverstar.com; managersvra@silverstar.com; ergost@silverstar.com; khark@silverstar.com; tinsley@tribcsp.com; fourcsnsmch@silverstar.com
Subject: Association Board workshop
2 16 10

Gentlemen Don Azevedo called me Tuesday afternoon and asked if I could attend the Association Board workshop this evening. I did attend and the recommendation from the Barn and Silo task force was presented by Kirk as outlined in his e-mail of 2/16/2010. I did prepare a quick cost estimate based on what Don and I talked about earlier and gave it to the Board. I have attached a copy for your records. I did qualify the estimate as a quick guess and that, pending the decision of the board, we could develop a better estimate depending on what they wanted to do. The ultimate outcome of the meeting was that the Board decided the following:

- To not open the 3rd floor restaurant
- Limit the occupancy of the barn to 120
- Install the brackets and other hardware to the floor beams and joists
- Do not install the plywood subfloor or engineered flooring
- Try to get someone to lease the bar and keep it open this summer
- Keep the proshop open

Do not upgrade the electric due to potential cost. Paul Weber mentioned that he thought that the upgrade would be in the five figure area. Mike Blackman WMB Engineering, LLC P.O. Box 957 Thayne, WY 83127 (307)883-6849 hm (307)690-2599 cell

-----Original Message----- **From:** SVRA General Manager
[mailto:managersvra@silverstar.com] **Sent:** Monday, February 08,
2010 10:39 AM **To:** Curtis Cheshier; 'Mike Blackman'; 'Del Tinsley';
'Don Azevedo'; 'Gene Root'; 'kent Harker' **Subject:** Task Force
Proposal Barn & Silo

Attached is a draft of a proposal based upon our meeting of Friday 2/5. Additionally Don has sent me the following addition he would like added.

From Don:

"I do not agree that we should do nothing. My personal feeling is that we should at minimum we should put down flooring in the Barn (3/8" Under Lay with inexpensive engineered floor over the top) and up grade at minimum the electrical to the serving area along the counter. These two repairs will give better service for usage of the Barn and eliminate a long term problem with the electrical. Both repairs could be done for less than \$15,000.00 and be utilized in the future when a total remodel is done."

Please provide any input you might have to include your thoughts on Don's proposal and Mike and Genes emails sent under separate cover. Ernie confirms for me that the electrical issue may require either an upgrade or additional electrical service to the barn as the barn is maxed out on the existing 200 amp service.

Thanks,
Kirk

Kirk Sessions, General Manager
Star Valley Ranch Association (SVRA)
HC 62 Box 7008
Star Valley Ranch, WY 83127
(307) 883-2669 Fax: (307) 883-2016
Email: managersvra@silverstar.com

Rough Estimate for Barn Floor Upgrade

Item	Amount	cost/item	extension
3/16 Plywood	150	\$10.00 sheet	\$1,500
6 mill underlayment	16	\$18.00 roll	\$288
Wood Flooring	4800	\$1.00 sq ft	\$4,800
Labor to install floor	4800	\$2.00 sq ft	\$9,600
Support Brackets	300	\$3.00 ea	\$900
Bolts	2400	\$0.08 ea	\$192
Install Brackets	100	\$20.00 hr	\$2,000
Miscellaneous 10%			\$1,928
Total			\$21,208

Barn and Silo Task Force 2010

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Curtis Cheshier, Kirk Sessions, Mike Blackman, Don Azevedo, Dell Tinsley, Kent Harker, Gene Root

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Mike Blackman WMB Engineering,
LLC P.O. Box 957 Thayne, WY 83127 (307)883-6849
hm (307)690-2599 cell

Additional Information

2008 Action Plan GOAL # 2—The SVRA Multi-purpose Building

PURPOSE

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"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 the DCCR's.

Goal: Continue the systematic upgrading of SVRA facilities

Rationale: The next step in the improvement of the facilities/infrastructure at SVRA is to provide the membership a safe and attractive multi-purpose facility that is usable on a year-round basis.

Basic Questions;

1. After the Aspen Hills irrigation loan is paid off, what will be the next SVRA large capital infrastructure project?
2. Where will the financing for this project come from and what will be the maximum cost?
3. If the Silo/Barn is the top priority, should the project be a repair, remodel or replacement?
4. Our immediate task is to determine the space utilization requirements of the new facility, i.e., what activities are desirable to be at this location?
5. If another Bar/Restaurant is built nearby, (i.e. LVI or Garaman property) would a Bar/Restaurant at the Barn/Silo area be economically feasible?

1 John D beginning ideas

1. I believe that the next large project should be to the Silo Barn facilities based on;
 - a. The Silo/Barn facility is at the top of the Long Range Planning Committee criteria ranked priority list.
 - b. Results of a structural engineering study.
 - c. SVRA has a great need for a **year-round** multi-purpose facility.
 - d. The present location of the Barn Silo is the best location for a year-round multi-purpose facility.
2. The restaurant and meeting rooms need to be on the ground floor for easy access and aid compliance to the modern building and Handicap (ADA) requirements.
3. The facility should house a pro shop, bar, restaurant, storage areas, and meeting rooms. A golf cart storage area is also needed.
4. The restaurant area should be expandable to handle small (25 person) groups, medium size groups and on special occasions large groups (150 person) seating by designing the meeting/activities rooms to be adjacent to the restaurant and the use movable walls that would be expandable.
5. At least 2 other rooms (areas) are needed, a Workout/Equipment room and a Dance/Yoga/Pilates type of room meet the needs of a sizable portion of the membership.
6. Consideration needs to be given to moving other Association operations to this area.

2009 Action Plan—SVRA Recreational Vehicle and Equipment Storage Plan (revised – Aug 28, 2009)

PURPOSE

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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 the DCCR's.

Goal: Develop a SVRA policy and process that clarifies the DCCR - Use Restrictions (ARTICLE VIII Section 10) by dealing in a common sense way with the issues of: individual lot parking and short/long term storage of Recreational Vehicles and Recreational Equipment. The Policy will include providing a temporary storage location and plan for a permanent location provided by the Association.

Rationale: A storage and limited parking of recreational equipment policy is intended to facilitate the recreational nature of our association while maintaining its attractive appearance by adhering to the DCCRs. (Note: In that regard, this policy in no way attempts to negate the members' right to use the Enforcement of DCCR violations policy.)

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
Review existing DCCR and Operation Manual related to this plan and compile.	Compiled copies of documents.	Chuck Hewins	18 Aug 2009	0
Visit sites suitable for storage	Visit made	Hewins, Braun	20 Aug 2009	0
Develop Action Plan (AP) for a Rec. Storage Policy	Action Plan developed	Hewins and LRPC	1 Sep 2009	0
Share "compiled docs" with the DCCR committee and ask if they are all the docs associated with Recreational Vehicles, etc.	Compiled documents shared	Hewins, Kathy Daulton (DCCR Committee Chair)	1 Sep 2009	0

WORKING DRAFT

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
Draft SVRA Operation Manual recommended changes to Resolution No. 98-01 (Draft 1)	Draft completed	Hewins	15 Sep 2009	0
Revise AP as needed. Complete Proposed Policy. (Draft 2)	Proposed Policy written	Hewins and LRPC	6 Oct 2009	0
Find a temporary (1-2 yr.) storage area for recreational vehicles and equipment.	Site found	Hewins, Gary Braun	Oct 2009	0
Present Proposed Policy to Board of Directors (BOD)	BOD provides written comments to AP committee.	Hewins, BOD	Oct 2009	0
Develop a communication plan for suggesting to the GM ways to make membership aware of proposed policy.	Document given to GM	LRPC and GM	Nov 2009	
Conduct a special meeting of interested members to comment on the plan. If revisions are necessary, meet with committee and revise plan.	1. Meeting held and notes published.	GM and BOD	Winter 2009	
Present completed plan to BOD for approval.	Presented	Hewins, Braun	Winter 2009	
Select temporary storage site and prep	BOD accepts site and funds prep	Hewins, Braun	Winter 2009	\$2000
Approval by BOD	Approved	BOD	Winter 2009	

Action Strategies		Evidence of Success	Who is Responsible	Timeline	Cost
Implement; the Rec. Storage plan		Plan in use	Membership	Jul 2010	
Either on SVRA, Town or Leisure Valley property, procure a permanent storage site Acquire permanent storage site.		Site found and use authorized. (Site preparation contracted) Site acquired.	BOD, Braun, Hewins	Jul 2011	\$\$ or land swap

August 3 Workshop
 7-15-2017

2010 Action Plan GOAL — SVRA Facilities and Common Areas Master Plan

PURPOSE

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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.

Goal: The purpose of the SVRA Facilities and Common Areas Master Plan is first to gather information from our committees and membership to develop a design for program and physical development that will provide well-maintained facilities and affordable recreational and social opportunities for our entire membership; then to outline steps with a timeline to execute the plan which should be distributed to the entire membership in the next year.

Rationale: With the establishment of the Town of Star Valley Ranch, the Association has been able to refocus its work to recreation and social activities. Revenue from the sale of capital assets has now been accumulated. A draft master plan that examines our current and future recreational and social programs, facilities and common area needs, the physical property alternatives and revenue available should be written. Using membership input, an SVRA Facilities and Common Areas Master Plan will serve as the context for achieving the Vision of SVRA.

Written by:

Attribution:

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
Current and Future Program and Facilities Data Collection <ol style="list-style-type: none"> Complete the process of redefining the lots owned by the Association prior to Town zoning. Deed, DCCR, MOA, Bylaws check. Complete state historical buildings facilities inspection for barn/silo renovation. Compare results against other inspections. Examine action plans from 2008-10 for their relevancy to a master plan.* Define current use of facilities and common areas by types of programs available, user groups, common group sizes, activities, human needs.* Attend, analyze results, and seek opportunities for help from the Wyoming Community Assessment. Analyze costs associated with current facilities – utilities, maintenance, repair, etc. 	<ol style="list-style-type: none"> Policy passed, hearings completed, redefining lots done. Facilities inspection completed, report received, analyzed and shared with community. APs read and understood; accepted APs incorporated into process. Current usage defined and info written All take part. BOD meets w/ Comm Assess group, gains direction from results. Costs accumulated, analyzed and written for BOD. 	<ol style="list-style-type: none"> BOD, GM, Lawyer BOD, GM, concerned committees. BOD, GM, reps from LRPC, Recreation, other AP writers. BOD, LRPC, relevant individuals, committees BOD, Town, State Committee and community GM, Finance Committee 	July/August 2010 (*3-4 asap while members are available)	State inspector? Lawyer

WORKING DRAFT

Needs Based on Data Collection <ol style="list-style-type: none"> 1. Draft current and future recreational and social program and member service needs. 2. Prioritize list based on data collected 3. Describe facility and common area functions needed to match current and future recreational, social and member service needs. 	<ol style="list-style-type: none"> 1-2. Prioritized list of programs and member service needs written. 3. Facility and common area functions to match program and service needs written. 	<ol style="list-style-type: none"> 1-3. BOD, GM, reps from LRPC, Recreation, Golf, H&E, Youth 	Sept./Oct. 2010	
Facilities/ Land Use/Common Area Assessment <ol style="list-style-type: none"> 1. Using facility functions list and program/member service needs assessment, solicit preliminary ideas/drawings of new or renovated facilities, with estimates for construction and annual costs of maintenance, upkeep, utilities, etc. 2. Develop an SVRA current facilities/common area map or drawing (including airport) in order to consider the assets and liabilities of alternative sites for future program needs. 	<ol style="list-style-type: none"> 1. Preliminary drawings w/ functions and estimates collected. 2. Map/drawing developed and alternatives for land use discussed and plotted 	<ol style="list-style-type: none"> 1. BOD, GM with architects who are interested in soliciting preliminary plans. 2. Other pros? Steve Ashworth? Town/LVI? 	Fall/Winter 2010	Preliminary plan costs?
Business/Management/Financial Assessment <ol style="list-style-type: none"> 1. Review and compare estimates for construction and annual costs of preliminary building designs, including costs of operation – utilities, maintenance, repair and upkeep. 2. Review and compare proposed alternative SVRA common area site maps to determine operational and financial pros and cons, how well they achieve the vision and meet the needs lists. 3. Estimate timeline to complete alternative plans. 4. Choose best alternatives based on meeting needs and feasibility to send to membership. 	<ol style="list-style-type: none"> 1. Review and comparison of preliminary building designs and their costs. written. 2. Review and comparison of alternative SVRA common area sites maps written. 3. Estimated timelines written. 4. Best alternatives chosen. 	<ol style="list-style-type: none"> 1-4. BOD, GM, Finance Committee 	Spring 2011	
Member Communication and Input <ol style="list-style-type: none"> 1. Alert community to MP process at BOD meetings, info in office and at Town Hall, website, email, newspaper, Town newsletter, special meetings. 2. Create a packet for community members to rank alternatives and give input. Include description of MP 	<ol style="list-style-type: none"> 1. Community informed about process and mailing. 2. Packet developed, printed and sent to all members via email, snailmail and on website. GM develops a system to collate results. 	<ol style="list-style-type: none"> 1-2. GM, BOD 	Spring	Printing/Mailing

process, alternative building and site designs with estimated costs for construction and payment, maintenance, timelines, functions fulfilled and programs supported.				
Facilities and Common Areas Master Plan 1. Using community input as well as needs assessments and info from finance and legal, write the Master Plan: <ul style="list-style-type: none"> • Describe process of developing MP • Describe programs to be supported by the plan • Include illustration or map of proposed common area use and placement of buildings, paths and parking. • Describe building plan with functions, estimated costs for construction, upkeep. • Describe recreation and social support services. • Describe business plan. 2. Share with community using all means and solicit further input and answer questions.	1-2. Master Plan written, published and shared with community.	1-2. GM, BOD	Annual General Mtg?	Printing

SVRA - Master Plan

W B
07-6-2010

When is planning needed?

Plan Ahead by Jon Coe Design

1. At times of major change.
2. When opportunities present themselves.
3. When changing market conditions, demographics, conservation challenge, technology or environmental conditions require your institution to evolve creatively.

Benefits of a SVRA Facilities and Common Areas Master Plan:

1. First steps to achieving our Vision.
2. Responds to member issues raised since Town formation
See Wyoming Rural Development Council Report July 10-12, 2006
 - a. improve buildings and facilities to improve recreational and social programs and activities for all year round (55)
3. Creates a big picture context for decisions about use of capital funds. All projects have equal input in and access to the process.
4. Ensures that decisions will not be made on a piecemeal basis.
5. Ensures that funds will not be spent without regard for all needs and interests.
6. Honors the work and input of SVRA Committees.
7. Allows for members to be informed, give input and feedback to the process.
8. Becomes the context for decision-making as boards turnover.

Perils of not doing an SVRA Master Plan:

1. Vision not achieved
2. Member issues not answered.
3. Capital funds spent without the total picture in mind.
4. Perceived favoritism if projects are "first" without a full study.
5. Committee work not honored - loss of more volunteers.
6. Members not given opportunity to be part of the process.
7. Scattered decision-making; crisis management.

2010 Action Plan GOAL — Multipurpose Playfield-Overflow Parking Area

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.

Goal: Build a multipurpose playfield-overflow parking area at the Pool area

Rationale: The SVRA commons area, called the Pool area, has grown over the years as the associations main "playground" area. The LRPC has drawn a map of the area showing projected future projects at this area. This plan for a large grass field is one of the projects on that map.

For summer use, an irrigated and mowed large grass space at the west end of the Area would be ideal spot for sporting activities. Anticipated use would be for softball games and youth soccer practice areas. Organized play at this area is not anticipated because the topography is not level but very adequate for "pick up" unorganized use. During the special events days, i.e., 4th of July and any other events with large turnouts, this grassed area would be used for overflow parking.

Water would be supplied from an irrigation line that currently waters the east end of the area could easily be extended to cover the new multipurpose field.

For Winter use, a small part of the eastern portion of the field would be converted back to an Ice-skating rink and parking.

Written by: John Daulton, Rick Nelson

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
Organize a committee to implement this plan	Committee formed	John Daulton	August 09	
Lay out the area and develop a plan to level the area as best as can be done.	Area leveled	GM, LRPC, Greens committee	Fall 09	
Research the costs for the watering system	Costs submitted to the GM	Committee with the assistance of the Golf Superintendent, Greens committee	August 09	

Action Strategies	Evidence of Success	Who is Responsible	Timeline	Cost
Develop a plan to put in the piping and watering heads and connect to the Irrigation line at the end of the current line.	Construction timeframe and who will do the work submitted to the GM	Committee with the assistance of the Golf Superintendent, Greens committee	September 09	
Develop a plan to seed the area with grass.	Costs and construction timeframe and who will do the work submitted to the GM	Committee with the assistance of the Golf Superintendent, Greens committee	Fall 09	
Develop a plan for the maintenance and upkeep of the watering system and mowing of the grass.	Plan developed and personnel identified.	GM	Fall 09	
Develop a list and cost of basic sports supplies (Appropriate Softballs, soccer balls, backstops and nets needed). Decide on who will be in charge of checking out to the	Supplies and Equipment on hand	Committee	Spring 2010	
Communicate the project to the Membership	Information disseminated	GM	June 1, 2010	
Facility in use		GM and Committee	June 1, 2010	

SVR Association - Long Range Plan Committee - **ACTION HISTORY**

#	IDENTIFICATION OF PROBLEM	BRAINSTORMED SOLUTIONS	ANALYSIS OF SOLUTIONS	ACTIONS TAKEN	COST OR FUNDING FOR SOLUTIONS	STEPS REMAINING
1	<p>9/20/2003 SVRA could not fund water and road maintenance. Long term debt was \$792,000, income was \$1.4M and general expenditures were \$1.02M. Feasibility study approved by Board.</p> <p>6/19/2004 Board discharges Feasibility Study Group and forms Funding Implementation Study Committee (FISC).</p>	<p>Status quo</p> <p>Bankruptcy</p> <p>Improvement District</p> <p>Assessment</p> <p>Town (incorporate)</p>	<p>4/27/2004 Information packet goes out to Membership.</p> <p>5/20/2004 Votes from Members tabulated. "Town" is 1st choice.</p>	<p>8/14/2004 Board approves expenditure of \$3,800 for FISC use. (Funds not used)</p> <p>11/20/2004 Board approves \$5,000 for FISC in Operating Budget for 2005. Board approves GM Idea to request donations in "Round-Up."</p> <p>4/16/2005 Board hires Mr. Goulding (legal counsel)</p> <p>5/21/2005 Petition to incorporate is "kicked off".</p> <p>6/3/2005 Town Hall Meeting to provide incorporation data.</p> <p>9/13/2005 Special Election is held to vote for incorporation.</p> <p>11/7/2005 Election of 1st Mayor and Council.</p> <p>12/5/2007 Council sworn in.</p>	<p>\$3,800</p> <p>\$5,000</p> <p>Donations = \$12,000</p> <p>\$1,800</p>	<p>Judge must approve the stipulation of "Imminent Domain" to conclude the transfer.</p>
2	<p>9/2006 SVRA owns the water, water system and roads. Town has the potential funds to maintain these systems. How can the burden of ownership be transferred?</p>	<p>Transfer culinary water and system, and roads from SVRA to Town. Form FISC II.</p>	<p>FISC II recommends vote of people to support transfer. Requires 67% or 1,056 votes in favor.</p>	<p>5/21/2007 Vote of people certified as supporting transfer under "Imminent Domain" stipulation.</p> <p>8/1/2007 SVRA water & road systems transferred to Town.</p>		

--- The following materials are offered for discussion by the LRPC.

PURPOSE

The purpose of the Star Valley Ranch Association is to provide recreational and social opportunities for its members and to enforce the provisions of the DCC&Rs.

VISION

The vision of the Star Valley Ranch Association is to provide diverse recreational and social opportunities that fulfill the needs and interests of its members with a quality that is comparable to premier resorts but at affordable fees and assessments and to preserve the natural beauty and serenity of the area so that its members may lead a healthy, low stress, carefree life.

OBJECTIVES

In order to fulfill the vision of the Star Valley Ranch Association, the following objectives must be achieved:

1. An environment of openness wherein Association issues are fully discussed, informed decisions made, and members are fully informed and included.
2. Development of a consensus-based vision of what the Ranch should and could become in the future and the Association's role in achieving the Ranch Vision.
3. The identification of the recreational and social needs of its members, the actions necessary to meet those needs, the costs of meeting the needs, and their consistency with the Ranch Vision.
4. A cooperative association with the Town of Star Valley Ranch wherein each entity contributes to achievement of the Ranch Vision.
5. The development of a long term plan and budget that provides a timeline for providing the agreed upon recreational and social opportunities.
6. Others?

DEFINING STATEMENT arguments

PREMIER	AFFORDABLE	RESORT	COMMUNITY
A commitment to "raising the bar" is a simple but effective method for improving quality.	Affordable does not directly relate to property values which depends on various other factors.	NOT a retirement community.	Organized, offering services.
Speaks of Quality of operation & Service	Affordable is an important commitment to keeping the costs of services to the members of SVRA and their guests at as low as possible.	Focus on recreation; Winter and summer.	Not an age delineated focus but rather activity based.
High Quality of Standards; organized, planning	Not seeking Exclusiveness or Elitism or Luxury	One of the foundations of the Ranch all along has been the recreational aspects.	The community concept is active and promotes itself.
Sets standards for employee performance and service	Add; GM and staff are focused on keeping the costs down.	Commitment to wellness activities.	
Creates or leads to "pride"	Define affordable	Opportunity for participation in a wide variety of activities.	
Premier means improving infrastructure		While many of us are interested in recreational activities, those that are not should recognize that their guests will probably seek recreational activities of all types.	
A Premier development leads to increased property values.		A significant number of our new owners are Suzie Newmans.	
		A big PR angle could be the connect with Real Estate People and even the RV resort people.	