

Internal Analysis Positives

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- Planned activities that build excellent community relations.
 - Old Fashioned Fourth Celebration
 - Property Owner's Weekend
 - Golf Association Activities and Tournaments
 - A slate of activities including dance, exercise, cards, travel, etc.
- Small town-atmosphere
- Beautiful scenic mountainous area
 - High Meadow type beauty with wildlife
 - Natural beauty (trees, bushes, grasses)
- Diverse and talented people that constitute our community
- Quality water
 - Gravitational flow water system
 - Two water storage tanks (Prater and Green Canyon tanks)
 - Two water wells:
 - Airport
 - Driving range
 - With pumps for culinary and irrigation combination
 - Other
- Infrastructure engineered by developer
 - Aspen Hill Golf Course
 - Aspen Hill Pool and tennis courts
 - Cedar Creek Golf Course
 - Cedar Creek Swimming Pool
 - Natural type buildings:
 - Office which includes meeting areas, small library & kitchen facilities, golf shop
 - Barn & Silo which includes bar, restrooms, large meeting area, restaurant, golf shop
 - Pump Houses
 - Ranch House & inside equipment
 - Work Shop
 - Cart Barn
 - Cook Shack with refrigerator, stove
 - Golf Course Toilets
 - Entrance Building which houses realty agency and apartment
- Park at Cedar Creek
- New irrigation system on Cedar Creek Golf Course
- Maintenance Equipment:
 - Three trucks (multi-purpose type)
 - Two back hoes
 - Pickup
 - Tools, etc.
- Golf Course Equipment:
 - Mowing gear
 - Golf carts??
 - Tools, etc
- Office Infrastructure
 - Computers
 - Desks
 - Copy machine

- Pro-Shop Infrastructure
 - Office equipment including computer for golf scores, handicaps
 - Restroom
- Golf Course Infrastructure
 - Watering System
 - Tee Boxes
 - 27 greens
 - Fairways for 27 holes
 - Driving range
 - Putting area
 - Pitching area
 - Other
- Roads: Miles ??
 - Some paved
 - Some graveled
- Plots and Lots:
 - Surveyed
 - Multi-dimensional
 - 1964 residence lots?
 - Common areas
 - Other
- Recreational Opportunities:
 - Nature trails available
 - Green Canyon
 - Prater Canyon
 - Areas on ranch
 - Hunting areas in vicinity
 - BLM land
 - National Forest Land
 - Public access areas
 - Other
 - Fishing areas in vicinity:
 - Salt River
 - Snake River
 - Grays River
 - Palisade reservoir
 - Other
 - Snowmobile Area
 - Cross country skiing area
 - Snow shoeing area
- Landing strip for small planes

NEGATIVES OF SVRA

CULINARY WATER SYSTEM

- system 35 plus years old
- User Safety-to meet EPA standards
Prater Springs -Remove talus(debris) & add containing screen
Green Canyon-Install fence
Aspen Hills #4-New above ground Back Flow Prevention Set-Up
- OSHA-to ensure employee safety
Prater Canyon at Canyon Road, round vault should be replaced with square one
14 Pressure Reducing (release)Valves and Pressure Sustaining Valves must be
brought up to code, add ductile iron instead of steel pipes
Vista/Vista Drive-install vault on new 6" line
- Improvements needed in our Delivery System
Water line in Plat 15
Water line in Plat 1, 2, & 3
Isolation valves-repair 5, Add additional 50
Sugarloaf-Replace 3/4" line with 4" line
- Improvements needed for efficiency/quality
Telemetry system at airport well
Canyon Pines-Repair Pressure Reducing Valves and Air-vac
North Forest-Repair Pressure Reducing Valves at Muddy String & North Forest
Repair sustaining valves
- Future Volume requirements
Prater Springs-Overhaul site, maximize water collections
Green Canyon- Run line from vault to head for maximum water collection
Drill additional well
Build Additional Storage Tank
- Irrigation system/non-culinary items
Bury 10" line down Green Canyon

COMMUNICATION

- lack of written and oral materials
- use internet more, provide more info.
- more town meetings
- liaison needed between board and in government entities (state, county, local)
- marquee needs more info.
- better signs needed on ranch (for dog control, speeding, etc.)
- membership doesn't understand importance of calling sheriff instead of office for
some offenses, like loose dogs, etc.
- no greeting committee, welcome wagon for newcomers to ranch
- use CB more for information to ranch owners
- when a project (like constructing building next to pool) needs to be done,
no communication vehicle seems to work for contacting members for help

ROADS

- not graveled or paved
- not adequately maintained
- not up to specifications

- no drainage or elevation standards
- conflict with county ie: Cedar Creek road used for school children

RECREATION

- no wellness/fitness programs
- no walking/biking paths
- problems in winter activities such as snowmobiling (enforcement), cross country skiing (no trails), ice skating (maintenance of rink)
- inadequate septic system for pool at Cedar Creek
- playground area is not safe so close to golf course on #9, Cedar Creek
- leadership of all recreation activities is needed-How about a volunteer or paid employee?

BEAUTIFICATION

- more funding for beautification committee
- improve front entrance-start with a plan
- landscape along road on both sides up to Realty Office
- improve road access off Muddy String
- paint buildings

FACILITIES

- Library (only building on concrete base)
 1. Repair roof and insulate it.
 2. Repair entry on second floor to office
- Barn/Silo (minimal work should be done)
 1. Finish painting exterior
 2. Actively pursue rodents,bird nest, etc. removal

POLITICAL

- need legislation enacted regarding arbitration
- need legislation continued regarding frivolous lawsuits
- no liaison person for local, state, county government
- must combat negative image of SVRA in state and local community
- DCCR's need revision to meet times, in some cases they prevent us from meeting our needs
- no way to enforce DCCR's

EQUIPMENT

- Poor & rundown, needs constant maintenance
(See inventory list)

EMPLOYEES

- numerous kids abusing equipment on golf course
- no training program and standards for employees
- lack of supervision of employees
- no recreation director (year round) perhaps volunteer needed

REVIEW AND UPDATE ALL OPERATIONAL MANUALS

- Building Codes should be written and enforced so architectural committee has a purpose and focus.
- Update/rewrite employee manual
- Review and update operational manual for ranch

Jean Barngrover has requested the following be placed on our list:

FINANCIAL

Inadequate provision and funds in culinary water budget for improvements and maintenance of our antiquated and deteriorating water system

ISD never implemented as recommended in the 1996 Jorgensen Engineering Report

Illegal water fee charged resulting in costly litigation because of DCCR violations

Large indebtedness for golf course irrigation system even after capital assessment failed. Common property used as collateral, therefore can not be used for loans for culinary water system improvements

ISD and Incorporation comparison charts never communicated to members containing relevant financial information of how would impact individuals

Members were never allowed to vote on incorporation

Participation in recall election with resultant costs

Ranch pays significant property taxes but receives no shared revenue that incorporation could provide