



Star Valley Ranch Association Long Range Plan

VERSION 1
August 2006

Prepared by the LRP committee;
Joe Angelovic,
Sharon Backus (General Manager)
Frank Childs
John Daulton (Chairman),
Marilyn Haskell,
Tom Hensel
Chuck Hewins
Bob Manning
Dan McCormick,
Tom Newman
Carol Warren
Bob Palmquist (Town Planning and Zoning representative)

Table of Contents

INTRODUCTION	3
In the beginning...	3
The Four Fundamental Questions	3
THE PRIORITIES STAGE	4
The Process	4
Use of Study Groups	4
The Visual Organizer –	5
The Long Range Planning Committee Prioritized Recommendations	8
SVRA Project Values Criteria	8
THE PLANNING STAGE	13
THE FINANCING STAGE	13
Ten (10) sources for financing for SVRA Long Range Planning projects	13
APPENDIX section	16
A. The Long Range Planning Committee Mission Statement	16
B. Star Valley Ranch Association Vision –	16
C. Criteria Evaluation Form for SVRA Study Group Projects	17
D. Priority Methodology:	19
E. The Study Group Reports	20
Facilities Study Group Report	20
Recreation and Activities Study Group Report	20
Landscaping Study Group Report	20
Tennis Study Group Report	20
Airstrip Study Group Report	20
Golf Study Group Report Greens	20
Utilities Study Group Report	20

INTRODUCTION

Developing a Long Range Plan for SVRA is like assembling a jigsaw puzzle. However, it turns out to be a number of puzzles ranging from the appearance of school age children in numbers that require two school buses to the forthcoming town with all the advantages and challenges inherent in developing the relationship between the town and the Association. All of these things must be factored into the Long Range Plan.

This is a significant challenge and the LRPC has come up with the following strategy for putting the pieces of our "Long Range Plan puzzle" together. Although the Board of Directors are the decision makers, our goal is to present to the board a realistic but still visionary Long Range Plan Recommendation for Star Valley Ranch Association that will help guide us through the exciting times we face in the future.

IN THE BEGINNING...

SVRA was formed as an unincorporated subdivision in the Lincoln County Wyoming. The developers, LVI corporation, converted a significant portion of a ranch into 2000 single family housing lots and set about to sell them. In order to market the lots **The Developers provided**; DCCRs to protect the rights of the property owners, built a 27 hole golfing facility, erected 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 homeowners association.

THE FOUR FUNDAMENTAL QUESTIONS

The first task was to provide the definitions for the Four (4) Fundamental Questions that are at the heart of any Long Range Planning; (See Appendix for more data on these questions)

Question # 1 - Who are we?

Answer - Currently we are an Affordable Community with mission of the Star Valley Ranch Association 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.

Question # 2 - What do we want to become?

Answer- A Premier Affordable Community with the Long term mission to protect the rights of the property owners using DCCRs, to provide high quality recreational and social activities to its membership.

Question # 3 - How are we going to get there?

Answer - Using the steps described in the process section of this document and involving as many people as possible, reports from the Study Groups will be categorized in a chart (see Visual Organizer) from which a list of prioritized recommendations will be assembled and presented to the Board of Directors at the August Board of Directors meeting.

Question # 4-- How will we know when we have arrived?

Answer - When the Board of Directors accepts or uses parts or portions of the LRP report/recommendation, OR, When the other committees of SVRA accept or use parts or portions of the LRP report/recommendation.

The Long Range Planning Committee Plan is a "living document" and will continually be refined, updated and presented to the Board of Directors as a revision.

THE PRIORITIES STAGE

THE PROCESS

The process used to develop the Long Range Plan will be; 1) each of the Study Groups mentioned above will produce a report outlining short, medium and long range recommendations, 2) the main objectives in each Study Group report will be used to assemble a chart called the Visual Organizer, that will display in a graphic form the "big picture" enabling the committee to construct from the extensive research and input from a cross section of the community, the final element to the plan, 3) *The Prioritized Recommendations List* is a critical document delineating the long overdue projects and goals for the future of SVRA. Obviously, a Long Range Plan in an environment of change and growth necessitates that the plan will be continually revised and updated as new information and data is revealed. Our plan will be a "living document" reflecting our changing and growing community.

USE OF STUDY GROUPS

Obtaining good information, documentation and research that are verified and presented in a clear manner is perhaps the LRP committee's most important role. The way we plan on getting this information as quickly as possible is to use Study Groups to "farm out" the gathering of information to spread the research work and involve more of the membership in the process. The current study groups are; Facilities (buildings), Landscaping – Common Areas, Recreation (all types), Utilities, Budget, Communication, DCCRs, Personnel and the Airstrip.

Note; As they are completed, copies of each Study Group's report are found in the Appendix .

THE VISUAL ORGANIZER –

The important information will be taken from the individual Study Group reports and projects will be placed on the following Visual Organizer in order to compare all of the projects both horizontally and vertically.

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 easler 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 SVRA 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.	Current work in Progress; 1. Golf Cart lease – 5 yrs. 2. Chlorination – Engineering project	(B) The utilities committee will prepare a report outlining the plan to	

Centers	Goals	SHORT TERM	MEDIUM TERM	LONG TERM
	(B) The SVRA culinary water services will be taken over by the Town of Star Valley Ranch.	3. Chlorination building and equipment	maintain the irrigation 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 want 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 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 LONG RANGE PLANNING COMMITTEE PRIORITIZED RECOMMENDATIONS

The research from the study groups, as seen in the Visual Organizer above, generated a report with excellent but varied projects with different characteristics and benefits.

The Long Range Planning Committee's task was to devise a system for projects to be evaluated with a common method. The method must be easy to use and must consider project characteristics and values.

The committee decided that the primary ranking mechanism for the Long Range plan would be to use a criterion ranking system used extensively in the business and scientific community.

The steps to achieve this were to:

Create a list of Criteria- The Long Range planning committee decided that the following eight categories are the most critical areas in which to rank the projects developed by the study groups.

Assign Value numbers to each item- The categories were then given a ranking value where eight (8) is deemed most important and one (1) being the least important.

Assign Project Impact numbers for the same list- The study groups were then asked to rank their own projects using *Criteria Evaluation Form for SVRA Study Group Projects sheet* (see appendix) that provides a numerical ranking from the eight areas

Combine these numbers to get Project Value weights- that can be used to compare projects.

SVRA Project Values Criteria

SAFETY (8 points)

Safety has to be the first concern of all projects. The major aspects of the safety criteria are the well being of residents and visitors, viability of town growth and legal liabilities. Every project and situation has a safety concern, but some are far less significant than others. *(Must be done to eliminate danger &/or liability.)*

NEEDS (usage) (7 points)

Aside from the availability of activities, estimates of participation should be made. Growth estimates as well as current demographics could be considered. Surveys might have to be used to establish some kind of database. *(All residents participating every opportunity would be best.)*

RECREATIONAL -Activities (6 point)

Aside from the climate and natural beauty, this is the reason many people live here. We already have a wide range of activities, but they need to be expanded, improved and/or changed according to the needs and desires of the community members. Activities that serve many should be considered before others. Seasonal aspects and resident wishes need to be considered. *(All weather, all hour, all year availability is best.)*

FACILITIES: (5 point)

Activities require facilities. Buildings, grounds and equipment already exist for many activities. This will change as activities, buildings, population and town/association needs are defined and implemented. Multiple use facilities will be more desirable if feasible. Alternate facility solutions (repair, replace, eliminate, etc.) should be separate projects. *(No additional facilities required is best.)*

MAINTENANCE: (4 points)

This logically follows the activities and facilities. The buildings, grounds and equipment must be maintained. Different facility projects will have different maintenance needs even though they may address the same problem. Good value is low maintenance. *(None required is best.)*

APPEARANCE: (3 points)

This is the impression that residents, prospective residents, visitors and others, will have of our community. Projects with high impact on appearance with minimal effort and cost should be fairly high on the list. *(Greatly enhances quality of life or property value.)*

COST (QUALITY): (2 points)

This is not the cost of the Project, but represents how good the cost estimate is. This assessment should be on each individual Project summary. This would accomplish two things. A highly reliable estimate should be valued for early consideration. *(A firm bid by a contractor is best.)* Lesser estimates (preliminary contractor estimate, estimate from previous projects, personal experience, guesses, etc.) should have funding requests defined for firming the numbers if needed.

FIT (SYNERGY): (1 point)

This is a measure of how well the project suits the nature and purposes of SVR. It would be a subjective 'catch-all' to allow a measure of flexibility to include new ideas. It would also include projects with no specific purpose of their own, but would support other projects and activities. *(Support of all existing or proposed projects would be best.)*

The Long Range Planning Committee priority List

1. Category type

Category # 1--- Infrastructure/Capital Projects

Category # 2 Improvement/Enhancement Projects

Category # 3--- New projects

Category # 4--- Volunteer oriented Projects

Category # 5--- Projects in progress

2. Study Group priority score

3. LRPC priority score

1	2	3	ITEM	Cost	Possible Source of Funds	Date STARTED	Date COMPLETED
			SHORT RANGE RECOMMENDATIONS				
1			Budget SG- Reduce the Irrigation Loan	\$ 200,000	SVRA Operating		
4			Rec SG-Form SVR Recreation Program- Develop year-round recreation program offerings for all age groups.	\$ 0	None		
2			Facilities SG- Increase the SVRA 2007 Maintenance budget	\$ 50,000	SVRA Operating		
2			L/C SG- AH Provide irrigation water at the putting green.		SVRA Operating		
3			L/C SG- AH -4 or 5 pine trees above # 9		SVRA Operating		
3			L/C SG- AH- Repair cart path below cook shack		SVRA Operating		
3			L/C SG- AH- Remove restroom at Tennis area		SVRA Operating		
3			L/C SG- Earth excavation policy for all new projects to bring back to attractive state.		SVRA Operating		
2			L/C SG- Mow all common areas.		SVRA Operating		
3			Greens SG- August 2006 Committee recommendation List for the 2007 SVRA Maintenance Operating Budget .		SVRA Operating		
			MEDIUM RANGE RECOMMENDATIONS				
			LONG RANGE RECOMMENDATIONS				
1			Greens & Golf SG- Replace the Aspen Hills Sprinkler 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.	\$ 500,000			
1			Fac SG- Replace the Barn and Silo with multipurpose Facility.	\$ 1,638,000	Various		
1			Fac SG- Repair the barn	\$ 245,700	Various		
1			Fac SG- Renovate the barn	\$ 791,700	Various		
1			Fac SG- Repair the Silo – 3 floors	\$ 263,250	Various		
2			Fac SG- Repair- renovate SVRA Office Building.	\$ 63,800	Various		

1	2	3	ITEM	Cost	Possible Source of Funds	Date STARTED	Date COMPLETED
2			Fac SG- Repair the Cook Shack.	\$ 77,400	Various		
2			Fac SG- Remove the Maintenance building.		Various		
1			Rec SG- Build a Year-round Community/Recreation center	\$ 500,000	Loans, Grants, Matching funds		
3			Golf SG- Protective fencing @ playground on #9 of Cedar Creek Golf course.		SVRA Operating		
2			Golf SG- Fix cart paths - Dust guard annually - Asphalt (6 holes per year)		SVRA Operating		
2			Golf SG- Fix holes in Fairway		SVRA Operating		
2			Golf SG- Water fountains fixed on Aspen Hills		SVRA Operating		
2			Tennis SG- Adding 4 more tennis courts	\$ 75,000	SVRA Operating		
2			Tennis SG- Build small Pro-shop	\$ 45,000	SVRA Operating		
3			Tennis SG- Locker/shower facilities	\$ 18,000	SVRA Operating		
3			Tennis SG- Snack shop	\$ 14,000	SVRA Operating		
3			Tennis SG- Wind screen East-West sides of the 4 courts.	\$ 2,500	SVRA Operating		
3			Tennis SG- Purchase Court access system by electronic device to extend playing hours.	\$ 600	SVRA Operating		
3			Rec SG- Hire a Recreation director/coordinator	\$ 50,000 yr	Loans, Grants, Matching funds		
3			L/C SG- AH- grass east side of Office building		SVRA Operating		
3			L/C SG- AH- add sign at corner of Vista west and east		SVRA Operating		
5			L/C SG- AH- Signage at entry to ranch		SVRA Operating		
3			L/C SG- AH- Build Putting green		SVRA Operating		
3			L/C SG- AH- Swimming pool at old location		SVRA Operating		
3			L/C SG- AH- Build a retaining wall And picnic area		SVRA Operating		
3			L/C SG- AH- Parking lot improvement		SVRA Operating		
3			L/C SG- AH- asphalt golf cart areas between #9 and office		SVRA Operating		
2			L/C SG- Flag area at front entrance- repair or redesign		SVRA Operating		
3			L/C SG- Plan for green space- parks in the future for the following residential areas:- Plat 5, 1,2, 20-22.		SVRA Operating		
3			L/C SG- Cedar Creek pool area- add tennis courts, softball field, simple miniature golf.		SVRA Operating		
3			L/C SG- Cedar Creek pool area- redesign and build parking lots		SVRA Operating		
1			L/C SG- Cedar Creek pool area- build a cart barn for storage of private golf carts can charge for it.		SVRA Operating		
3			L/C SG- Cedar Creek Golf -Terrace hillside below pro shop for easier care.		SVRA Operating		
1			Golf SG- Cart storage facility-- Member storage, charge a fee to store carts at the golf course.		SVRA Operating		
1			Golf SG- Line Ponds to conserve water		SVRA Operating		
1			Golf SG- New Club house		SVRA Operating		
1			Golf SG- More Restrooms on course, esp. #9 Cedar Creek		SVRA Operating		

1	2	3	ITEM	Cost	Possible Source of Funds	Date STARTED	Date COMPLETED
3			Rec SG- Locate and build Neighborhood Parks		Loans, Grants, Matching funds		
3			Rec SG- Build Community Paths – Walking/Jogging/Bike		Loans, Grants, Matching funds		
3			Rec SG- Build Cross-Country Ski Trails		SVRA Operating		
2			Tennis SG- Adding 4 more tennis courts		SVRA Operating		
2			Tennis SG- Build small Pro-shop		SVRA Operating		
3			Tennis SG- Locker/shower facilities		SVRA Operating		
3			Tennis SG- Snack shop		SVRA Operating		
3			Tennis SG- Wind screen East-West sides of the 4 courts.		SVRA Operating		
3			Tennis SG- Purchase Court access system by electronic device to extend playing hours.		SVRA Operating		
2			Greens SG- Both golf course cart paths- 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.		SVRA Operating		

The Long Range Planning Committee TOP TEN Priority List recommendations

1	2	3	ITEM	Cost	Possible Source of Funds	Date STARTED	Date COMPLETED
			MAJOR PROJECTS (from Category # 1 projects)				
1			Barn/Silo architectural study funded by 2007 SVRA budget				
1			New Aspen Hills golf course irrigation system				
1			SVRA Administration Building needs study				
1			Cook Shack repair				
			MINOR Projects (Category 2, 3 and 4 projects)				
2			Increase the SVRA 2007 Maintenance budget				
2			Begin funding for the repair of cart paths on golf courses				
2			Budget established for funding cost estimates for future projects				
3			Repair holes in the old irrigation system at Cedar Creek golf course				
3			Begin the study of Neighborhood parks study				
3			Plant Trees at Aspen Hills below Cook Shack				

THE PLANNING STAGE

From the Priorities Stage, the Highest priority Projects will be asked to move to the Planning stage where more depth in costs and analysis are needed. Examples of the questions requiring answers at this level of development are;

1. What assistance do you need to provide more accurate drawings with dimensions of site and facility?
2. What are the sources of your cost estimates?
3. What are the reasons for a) Remodeling or b) Rebuilding the facility?
4. How will the draft plan affect any surrounding property? Does it need to be part of the draft plan?
5. What landscaping will need to be planned and put into place attractive and functional?
6. What considerations need to be made so that buildings, facilities, and landscaping will be planned and constructed for ease of maintenance and safety?
7. What considerations need to be made for Parking?

THE FINANCING STAGE

TEN (10) SOURCES FOR FINANCING FOR SVRA LONG RANGE PLANNING PROJECTS

1. Normal SVRA Budgets; (Operating and Capital)

- Focus; General Manager, Finance committee, department heads
- Planning Future revenues
 - o Assessment Revenue - plan to keep increasing by July CPI
 - o Departmental Revenue, foresee utility dropping off but hopefully golf will increase
 - o Rental Income if new buildings are added which actually can generate revenue (see structural engineering report for determination of this)

2. Loans

- Consolidation of irrigation loan with a loan for Aspen Hills Golf Irrigation system. After the 2006 payment if \$150,000 paid on principal, the balance is \$355,064
- Pay down the present Irrigation loan, then apply for another loan. This is preferable, but may not be possible. Act of God may accelerate timeline.
- Maximize to our loan limit?

3. Special Assessment

- Not impossible, needs the correct Objective and plan
- Building project best objective, one-time, cost projected, good for the total membership
- Well advertised and explanation
- specific target for funds
- This definitely needs to be carefully planned and executed.

4. Star Valley Ranch Community Foundation

- Patrons Study group -
- 501C(3) Tax exempt Status— As per conversations with Mary Randolph, this group would attach to the Wyoming Community Network.
- Honor Wall with names at prominent site. \$500, \$1,000 and \$5,000 donation categories
- One building project objective, one-time, cost projected, good for the total membership
- needs the correct Objective and plan
- a specific target for funds and would need a well advertised and clear explanation of where funds are going.

5. Annual Dues Roundup continued

- Building project best objective, one-time, cost projected, good for the total membership
- needs the correct Objective and plan
- Well advertised and explanation
- specific target for funds

6. Corporate- Private sponsorships

- Needs appropriate committee with past experience in this area.
- Building project best objective, one-time, cost projected, good for the total membership
- needs the correct Objective and plan
- Well advertised and explanation
- specific target for funds
- Again, a tough sale without the tax write-off as a benefit.

7. Private entity building structure or interior construction on SVRA property with a long term lease agreement.

- Entice a business to build and operate on SVRA property with a long term lease.
- A business finishes the interior of a SVRA facility to suit their needs and leases.
- Benefit is that this will generate revenue (rental). Prefer professional services such as engineering, real estate, non-retail operations.
- Drawback is land is a limited commodity within the Ranch. There is only so much space that is suitable for a commercial enterprise. Parking is very limited, this is why retail is not preferred.

8. Lease selected SVRA buildings

9. Assumption of certain responsibilities by the Town of Star Valley Ranch

- Recreational and large group meeting areas are in the interest of the Town. The Town can annex areas outside of the current town limits for

this type of enterprise.

- The town as a public entity has access to grants, matching funds and sometimes special rates for funding.
- The Town must own or have a long term lease of property where funding is sought.
- If the town "owns" facilities, SVRA could rent. If the Town owns facilities, why have an Association?
- The town has access to governmental sponsored training for employees and special rates for insurance and other benefits. (ck the extent of this)
How does this benefit the Association and its employees?

10. Sell one or more SVRA owned lots.

The following are revenue ideas from Long Range Planning committee brainstorming session.

11. LVI airstrip lease – possible revenues
12. Build Mini golf course down by
13. SVRA mailbox rental plan
14. SVRA leases golf cart stalls
15. SVRA Men & Women's golf associations take a more active golf facilities financial role.

APPENDIX SECTION

A. THE LONG RANGE PLANNING COMMITTEE MISSION STATEMENT

(Source—accepted at SVRA Board meeting, Aug. 2005)

The Long Range Planning Committee is a committee of the board specifically responsible for:

1. Gathering information and data from all available sources, including the membership, concerning their visions and desires for SVRA's future.
2. Developing short, medium and long range recommendations to assist the Board of Directors in their construction of the SVRA long range plan.
3. Evaluating future needs and resources of the SVRA, including, but not limited to the following areas.
 - a. Policies and procedures
 - b. Financial projections
 - c. Facilities usage policies
 - d. Personnel policies.

B. STAR VALLEY RANCH ASSOCIATION VISION –

(source—FISC Committee Publication, Newsletter 7 August 2005)

We recommend that SVRA continue their functions related to recreational facilities, social activities and other responsibilities identified in the DCCRs. The Association would continue ownership, control and operation of the SVRA golf courses and their irrigation systems, swimming pool, tennis courts, buildings and other common areas. In accordance with the DCCRs, permission of SVRA Members will be required for any transfer of any part of our water system to the Town.

Project Name _____	Date _____
Study Group _____	Contact person _____

C. CRITERIA EVALUATION FORM FOR SVRA STUDY GROUP PROJECTS

	1	2	3	4	5	6	7	8	9	10
SAFETY (8 points)										
Has to be the first concern of everything. Major aspects are the well being of residents and visitors, viability of town growth and legal liabilities. Every project and situation has a safety concern, but some are far less significant than others. <i>(Must be done to eliminate danger &/or liability.)</i>	Safety – Rating Suggestions - Must be done to eliminate danger &/or liability = 10. - Not a significant factor = 1.									
	1	2	3	4	5	6	7	8	9	10
NEEDS (usage) (7 points)										
Aside from the availability of activities, estimates of participation should be made. Growth as well as current demographics could be considered. Surveys might have to be used to establish some kind of database. (All residents participating every opportunity would be best.)	Needs (Usage) – Rating Suggestions - All residents participating every opportunity = 10. - Small select group = 1.									
	1	2	3	4	5	6	7	8	9	10
RECREATIONAL-Activities (6 points)										
Aside from the climate and natural beauty, this is the reason many people live here. We already have a wide range of activities, but they need to be expanded, improved and/or changed according to the needs and desires of the community members. Activities that serve many should be considered before others. Seasonal aspects and resident wishes need to be considered. (All weather, all hour, all year availability is best.)	Recreation (Activities) – Rating Suggestions - All weather, all hour, all year availability = 10. - Very limited availability = 1									
	1	2	3	4	5	6	7	8	9	10
FACILITIES: (5 points)										
Activities require facilities. Buildings, grounds and equipment already exist for many activities. This will change as activities, buildings, population and town/association needs are defined and implemented. Multiple use facilities will be more desirable if feasible. Alternate facility solutions (repair, replace, eliminate, etc.) should be separate projects. (No additional facilities required is best.)	Facilities – Rating Suggestions - No additional facilities required = 10. - Major design and construction effort = 1									
	1	2	3	4	5	6	7	8	9	10
MAINTENANCE: (4 points)										
This logically follows the activities and facilities. The buildings, grounds and equipment must be maintained. Different facility projects will have different maintenance needs even though they may address the same problem. Good value is low maintenance. (None required is best.)	Maintenance – Rating Suggestions - None required = 10. - Significant draw on time & resources = 1.									
	1	2	3	4	5	6	7	8	9	10
APPEARANCE: (3 points)										
This is the impression that residents, prospective residents, visitors and others, will have of our community. Projects with high	Appearance – Rating Suggestions -Greatly enhances quality of life or									

impact on appearance with minimal effort and cost should be fairly high on the list. (<i>Greatly enhances quality of life or property value.</i>)	property value = 10. - Minor effect = 1.									
	1	2	3	4	5	6	7	8	9	10
COST (QUALITY): (2 points)										
This is not the cost of the Project, but represents how good the cost estimate is. This assessment should be on each individual Project summary. This would accomplish two things. A highly reliable estimate should be valued for early consideration. (<i>A firm bid by a contractor is best.</i>) Lesser estimates (preliminary contractor estimate, estimate from previous projects, personal experience, guesses, etc.) should have funding requests defined for firming the numbers if needed.	Cost (Quality) – Rating Suggestions - A firm bid by a contractor = 10. - Unsubstantiated guess = 1.									
	1	2	3	4	5	6	7	8	9	10
FIT (SYNERGY): (1 point)										
This is a measure of how well the project suits the nature and purposes of SVR. It would be a subjective 'catch-all' to allow a measure of flexibility to include new ideas. It would also include projects with no specific purpose of their own, but would support other projects and activities. (<i>Support of all existing or proposed projects would be best.</i>)	Fit (Synergy) – Rating Suggestions - Support of all existing or proposed projects = 10. - No connection to other Projects = 1.									

SVRA LRPC – Aug 2006

D. PRIORITY METHODOLOGY:

These criteria definitions may appear to be a bit cumbersome, but there is a simple method commonly used in industry for selection of projects and establishing priorities.

The study groups assigned a value (say, from 1 to 10) using the above criteria for each project. Each criterion is given a multiplier value (in this case say, from 8 down to 1) depending on its level of importance. The products of these are value weights, which are added. For example, consider the following projects:

	Project "A"		Project "B"		Project "C"	
	Value	Weight	Value	Weight	Value	Weight
SAFETY (8)	3	24	8	64	1	8
NEEDS (usage) (7)	2	14	2	14	5	35
RECREATIONAL (Activities) (6)	5	30	6	36	2	12
FACILITIES: (5)	2	10	5	25	4	20
MAINTENANCE: (4)	7	28	5	20	4	16
APPEARANCE: (3)	5	15	3	9	6	18
COST (QUALITY): (2)	6	12	4	8	3	6
FIT (SYNERGY): (1)	2	2	3	3	6	6
		135		179		121

Project "B" shows the highest priority, followed by "A" and "C".

The advantages of this approach are many:

Values can be assigned by the working groups.

Criteria weights can be assigned by a governing body.

Neither group can anticipate the outcome.

Diversionary details are suppressed or delayed.

The process is relatively insensitive to changes in either values or weights.

It lends itself to easy implementation and spreadsheet operation.

Close scores can be settled by a coin flip or other subjective means.

Everyone participates, everyone buys into the results. It does work.

E. THE STUDY GROUP REPORTS

Facilities Study Group Report

Recreation and Activities Study Group Report

Landscaping Study Group Report

Tennis Study Group Report

Airstrip Study Group Report

Golf Study Group Report Greens

Greens Improvement Plan

Utilities Study Group Report

**FACILITIES
STUDY GROUP**

INITIAL ASSESSMENT REPORT

OF

SVRA FACILITIES

July 21, 2006

SVRA Facilities Examined.....	2
<u>Facilities Assessment Report.....</u>	4
<u>Immediate Priorities.....</u>	5
Priority 1. Engineering Study.....	5
Priority 2. Repair and Maintenance.....	5
Priority 3. Barn.....	5
Priority 4. Administration Building.....	6
<u>Longer Term Priorities.....</u>	6
Priority 1. Front Entrance Design	6
Priority 2. Front Entrance.....	6
Priority 3. Cook Shack.....	6
Priority 4. The Silo.....	7
Priority 5. Cedar Creek Pool and Pool Building.....	7
Summary of Facilities Priorities.....	8
Facility Description: Administration Building.....	9
Facility Description: Barn.....	10
Facility Description: Barn Lounge.....	11
Facility Description: Cook Shack.....	12
Facility Description: Silo.....	13
Facility Description: Silo Restaurant.....	14
Facility Description: Cedar Creek Pool and Pool Building.....	15
Facility Description: Cart Barn/Golf Course Equipment Repair Shop – Cedar Creek	16
Facility Description: Aspen Hills Cart Barn.....	17
Facility Description: Utility Department Maintenance Shop	18
Facility Description: Tennis Courts.....	19

SVRA Facilities Examined

1. Administration Building
2. Barn
 - a. Barn Lounge
3. Cook shack
4. Silo
 - a. Silo Restaurant
5. Cedar Creek Pool and Pool Building
6. Cedar Creek Cart Barn and Repair Shop
7. Aspen Hills Cart Barn
8. Ranch House
9. Utility Department Maintenance Shop
10. Cedar Creek and Aspen Hills Restrooms
11. Tennis Courts

Facility Revenue and Maintenance Cost

	2005 REVENUE	2005 Maintenance
Administration Building ¹		\$6,304.550
Barn ²	\$5,748.000	\$21,848.920
Cook Shack	\$75.000	\$635.820
Silo ³	\$1,200.000	\$2,016.870
Silo Restaurant	\$1,790.000	\$209.590
Cedar Creek Pool and Pool Building ⁴	\$675.000	\$7,799.510
Cart Barn/Equip. Repair Shop – Cedar Creek	\$0.000	\$735.550
Aspen Hills Cart Barn	\$0.000	\$0.000
Ranch House	\$6,000.000	\$0.000
Utility Department Maintenance Shop	\$0.000	\$1,139.120
Tennis Courts	\$0.000	\$53.500

¹Revenue included in Cook Shack revenue

²Revenue includes Lounge Rental of \$4,500 and maintenance includes Lounge.

³Pro Shop Rent

⁴Pavillion, snack shack and pool

Facility Use

COOK SHACK	Beginning Line Dance	Twice a week	May – Oct
	Intermediate Line Dance	Twice a week	May – Oct
	Bingo	Once a week	All year
	Quilters	Once a week	May – Oct
LIBRARY	Book Review	Once a week	Apr – Oct
	Mixed Pinochle	Once a week	
	Lady's Bridge	Twice a week	May – Sept
	SVR Singers	Once a week	May – Oct
	Poker	Once a week	Jan - Dec
	Mixed Bridge	Once a week	Jan - Dec
	Hand and Foot	Once a week	May – Oct
	Pot Luck	Once a week	Nov – Apr
	Board Meeting	Once a month	Oct – Apr
	Executive Board	Once a month	Jan - Dec
	Boy Scouts	Once a week	Sept – May
BARN	Darts	Once a week	May – Oct
	Pool	Once a week	May – Oct
	Pot Luck	Once a month	May – Sept
	Board Meeting	Once a month	May – Sept
	Lady's Luncheon	Annual	June
	Candidate's Forum	Annual	June
	Annual Meeting	Annual	June
	Prop. Own. Din & Dance	Annual	June
	Arts & Crafts Fair	Annual	July
	H & E Auction	Annual	Aug
	Dinner Show	Annual	Sept
	Dance & Potluck	Annual	Sept
	Kids Talent Show	Annual	Sept
	Oktoberfest	Annual	Oct
	Lounge End of Season	Annual	Oct
	Cards against Cancer	Annual	June
SILO	Travel Club	One a month	June – Aug
	Restaurant		
POOL	Aerobic Swim	Twice a week	

Facilities Assessment Report

Introduction: The basic charge of the Study Group is to determine the optimal number, types, size and sites of facilities needed for SVRA to truly become a premiere resort community in the future. The first step in the process was to assess the current inventory of facilities owned by the Association. The Study Group examined all the facilities and compiled the attached list giving their comments and recommendations. Cost approximations in this document are best guess estimates that give, at most, ballpark figures to be used in planning. Readers should remember that the cost estimates presented are only being used for planning purposes. These figures as well as the suggested priorities are open for discussion and likely will change with time. For the purpose of giving readers a little more background, budget projections for each facility and the actual amounts spent to date also are shown.

Two items emerged in the Study Group's assessment of existing facilities that do not relate to a specific facility but may be critical before a final Facility Plan can be formulated. First, there are quite a number of facilities on the Ranch where staff and equipment are located. These are widespread making management extremely difficult. The Study Group believes that a Management Consultant could examine the current setup and recommend a more efficient arrangement to make the General Manager's job easier. Second, before beginning major renovations there should be a Structural Engineering Study to ensure the integrity of the buildings.

Discussion: Star Valley Ranch Association now faces major problems with their facilities. Some of the problems are due to factors that were not envisioned when development took place. A rapidly growing population, an expanding number of year round residents and changing demographics have put new demands on facilities originally designed for a summer resort with a mostly older adult population. Aging facilities initially intended only for summer usage are now totally inadequate to serve the year round needs of the existing community. The inability of the current facilities to meet the requirements of SVRA members and staff dictate that, over time, most of the existing buildings will have to be replaced or renovated so that they can be used all year and accommodate the needs of SVRA members and staff. Perhaps the most important factor that has arisen is safety for facility users. A somewhat superficial look at the facilities by a structural engineer raised some very real concerns about their condition.

When responsibility for the buildings and facilities transferred from Leisure Valley Developers to the Ranch so did the requirement to maintain them. Unfortunately the DCCR's left SVRA with an assessment structure that does not provide sufficient funds to properly maintain, let alone improve, the facilities and the rest of the Ranch infrastructure. The membership has not been willing to support special assessments to cover critical shortfalls therefore it seems reasonable that the Association eliminate those items that are deteriorating to the point that continued maintenance is not reasonable and concentrate on the most pressing needs. The Board of Directors recognized this when they eliminated the Aspen Hills swimming pool. We are also aware of the growing population and changing demographics of the Ranch and realize that, when funds are available, some of the most desired facilities such as the swimming pool and restaurant should be expanded or relocated. With these facts in mind this report addresses many needs that are current and pressing but in reality may be long term due to lack of funds.

Totally objective criteria that can be used to set priorities for maintenance and improvement are desirable. However it became apparent to the Study Group that because many things are in a flux right now total objectivity was not really possible. Therefore we have two lists

of priorities. One is based on the current needs of the SVRA plus fiscal reality and the other list attempts to project future needs of the community. Another mitigating factor that the report does not address is the possibility of new buildings being constructed. Should new buildings be constructed there would be a change in priorities. Even as the Study Group was working to develop their list of priorities things were happening that impacted results. For example, decisions have been made concerning two facilities that would have been on the immediate priority list. The snack shack at the pool complex has been completed and the Ranch House at the front entrance was demolished.

Immediate Priorities

Priority 1. Engineering Study

Recommendation: Hire a structural engineer to do a thorough inspection of the Barn and Silo with the purpose of recommending repairs to ensure they are safe to use. Ask for recommendations and cost estimates to improve the Administration Building and remove the maintenance building.

At this time these Barn and Silo are usually considered as one and together are the heart of activities on Star Valley Ranch. A preliminary examination of these buildings by a structural engineer raised serious questions about their condition and even their safety. The Study Group believes that before time, effort and resources are put into repairing or modifying them it would be wise to know how sound they are structurally and what type of repairs may be possible. After the study is complete rational decisions can be made about renovating, modifying or removing facilities

Priority 2. Repair and Maintenance

Recommendation: The Board of Directors put \$75,000 or \$100,000 in the operating budget for maintenance and repair of existing buildings.

It is the opinion of the study group that for the near future it will be necessary to continue using existing facilities. However, because maintenance of these facilities has been ignored or postponed for years some are seriously in need of repair and, in certain cases, may even be a safety concern. After potential safety hazards are addressed the Barn and the Administration building should have priority. The Barn is the heart of Association activities and the Administrative building houses staff essential to running the Association.

Priority 3. The Barn

Recommendation: Follow the recommendations of the structural engineers report to ensure the safety of users. Repair leaks in the roof and improve the acoustics to increase the utility of the building.

At this time the Barn is the only facility on the Ranch that is more or less suitable for large meetings. The acoustics are so poor however that many in the audience are unable to comprehend what is being said. Noise from the bar often adds to the din. Repairing leaks in the roof and installing a drop ceiling would alleviate existing problems and make the Barn much more serviceable. A sturdy ceiling or upper floor would also make space for additional storage space.

Leased electric golf carts are now stored in the basement as recommended in our first draft. This freed up space in the cart barn. A concrete floor in the barn basement would be desirable and help keep the area clean and orderly. Storing golf carts there made space

available in the cart barn to store the new expensive equipment used for golf course maintenance.

Priority 4. Administration Building

Recommendation: Repair the heat distribution system, repair the roof, add insulation especially to the roof, replace all windows and doors that are not airtight and insulated and continue beautification efforts.

This building is the administrative center for SVRA operations and serves as an image for Star Valley Ranch. It currently holds the Star Valley Ranch Town Hall, the pro shop for the Aspen Hills golf course, the SVRA library and is used for group meetings and social functions. Both the location and condition/appearance of the building are less than desirable even though the new landscaping has improved the surrounding grounds tremendously. The building is not very functional for the square footage involved. The heating system ducting is inadequate, there is little insulation, the roof is in disrepair and leaks, the library has insufficient space to expand and the location is difficult for newcomers or visitors to find. Snow removal and lack of parking space during functions are also problems.

Longer Term Priorities

Priority 1. Front Entrance Design

Recommendation: That the Board of Directors form a special Design Committee under the aegis of the Long Range Planning Committee. This committee, with professional assistance (i.e. an architect) and guidance from the Board of Directors, would be charged with developing a comprehensive plan for this area. Because it is the first thing visible to visitors, it should be designed to be the focus and showpiece for Star Valley Ranch. Although the Study Group was not asked for design recommendations it was their considered opinion that, to make this area into the showplace it should be, the Utility Maintenance Shed should be removed.

For the Design Committee to be effective they would need answers to questions such as will the SVRA administrative offices be located here, will the Town collocate here, should there be a visitor's center, will the maintenance shed be moved, should space for meetings and/or social functions be incorporated, how large is the area they are working with, should the complex be a revenue producer for SVRA, should mail boxes for the residents be incorporated, should there be space for commercial enterprises i.e. shops, restaurant, etc?

Priority 2. Front Entrance

Recommendation: As soon as an acceptable plan is developed and funds become available the Association should begin implementation.

Priority 3. Cook Shack

Recommendation: The current building should be razed and replaced with one that is designed for year round use if the engineering study agrees with the Study Groups' assessment of its condition.

The study group agreed that the Cook Shack very likely is a safety issue in addition to not being designed to fit the current needs of the SVRA membership. This building hosts many activities, however, it has no insulation, only single pane glass and dry rot around the base. The roof leaks, the asphalt tile is breaking, a low ceiling in part of building restricts the use of that space, the only heat is electric baseboard, the roof sags (there may be broken

beams in roof supports) and there is only one bathroom. There is a real need for a facility that can be used for SVRA functions year round. The number of year round residents is increasing rapidly. Previously the Library sufficed for functions such as Board meetings, potlucks, group activities and other social functions during the winter months. It no longer can accommodate the number of members that wish to attend and the SVRA does not have an alternative available.

Priority 4. The Silo

Recommendation: Leave as is for the near term except for necessary repairs to ensure safety as pointed out by the engineering study.

The Silo is the focal point for Cedar Creek golf course and houses the only restaurant on the Ranch. The Silo is the trademark of the Ranch and should remain in place for the near term although it is practically useless as far as long-range space considerations are concerned. It will serve for now but will involve major costs if improvements are made. To make the space useable would require insulation, fire protection and an elevator. Winter use now is out of the question and handicap access is limited to the first floor. A master plan addressing the possibility of a new all season complex consisting of a restaurant, bar, pro shop and meeting facilities should be developed that compares the costs of rehabilitating or replacing the current complex.

Priority 5. Cedar Creek Pool and Pool Building

Recommendation: Add an L or T to the existing pool and expand the pool building.

With the rapid growth of population on the Ranch the existing pool often is not adequate to meet demands. An L or T could be added to the existing pool for a lap pool and/or a kiddy pool could be added. These items would require larger pool equipment such as pumps. For some time now interest in an exercise facility has been expressed by the membership. The pool building, which is relatively new and in decent condition, would be easy to expand. Expansion on the north end could be an exercise facility while the south end could be expanded to add space to the snack shack.

Summary of Facilities Priorities

<u>Item/Project</u>	<u>Condition</u>	<u>Recommended Action</u>	<u>Short Term Priority</u>	<u>Long Term Priority</u>	<u>Current Use</u>
The purpose of the facility audit is to ensure the SVRA community has safe, attractive, easy to maintain facilities.		The Association take immediate remedial action to ensure the safety of the community while using the facilities.	Close or rehab all buildings deemed unsafe by qualified structural engineers. Ensure buildings do not deteriorate further.		
Structural Engineering Study		A more thorough study of facilities that may be safety hazards.	1. ASAP - Potential liability of the Association if no action is taken.		
Repair & Maintenance	Vanes	BOD earmark \$75 - 100K in operating budget for this item	2. Determine most urgent needs and begin repairs.		
Barn	Fair	An in-depth structural engineering study to determine what needs to be done and projected costs of repair.	3. Bring the building up to safe standards because, for the near future, this is the only large meeting area. Determine costs for making it a year round facility.		Meetings, dances, dinners, club activities and rentals.
Administrative Building	Fair		4. Repair roof (leaks), heating system and insulate.		SVRA offices, Aspen Hills Pro Shop, Library, meeting rooms and rentals.
Front Entrance Design		Create a Design Committee under aegis of Long Range Planning Committee.		1. Develop a Plan for Front Entrance Area	
Front Entrance				2. Begin to Implement the Approved Development Plan	
Cook Shack	Poor (Safety Hazard?)			3. Raze and Rebuild	Meeting room, club activities and rentals.
Silo	Poor (Safety Hazard?)	An in-depth structural engineering study to determine whether the building should be used and/or projected costs of repairing it.		4. Follow Engineering study recommendations. ASAP - Potential liability of the Association if no action is taken.	Pro Shop, Restaurant, storage
Cedar Creek Pool & Pool Building	Good	Expand pool and add to Pool Building		5. Add an L or extend existing pool. Add exercise room to pool building	All aquatic activities, equipment storage and snack shack

Facility Description: Administration Building

Square Footage of Facility - 4353
Usable Space - 4353
Unusable Space - 0
Unfinished Space - 0

Present Use: Currently used as SVRA office, Aspen Hills pro shop, library, meeting rooms and Town Hall.

Positive Aspects: Serves as administrative center for SVRA operations and for the town of Star Valley Ranch, pro shop for Aspen Hills, SVRA library and has good space for small group meetings.

Negative Aspects: Not very functional for the square footage, heating system ducting is inadequate, inadequate insulation, roof leaks, insufficient room for the library, location is difficult for newcomers or visitors to find and snow removal is a problem. The deck that serves as the roof for the Town Hall is a safety factor.

Plans:

Short Range (1 yr.) Repair heat distribution system, insure safety of the roof over the Town Hall, repair main roof and add insulation, check windows and front door to determine if they should be replaced, continue beautification efforts.

Med. Range (2-5 yrs.) Renovate lower level to improve library and meeting rooms.

Long Range (5+ yrs.) Office, restaurant, cabin site

Repair 1000 sq. ft. @ \$ 45.00/sq. ft. = \$ 45,000

Renovation ? sq. ft. @ \$100.00/sq. ft. = \$

Replacement ? sq. ft. @ \$200.00/sq. ft. = \$

2005 Budget \$ 1050.00

Spent \$ 6304.55

% 600.4

*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

Facility Description: Barn

Square Footage of Facility - 5460 (10,920 with basement)
Usable Space - 5460 (partially finished)
Unusable Space -
Unfinished Space - 5460 (partially finished)

Present Use: Currently used for bar, cart storage, storage, restrooms and Ranch functions.

Positive Aspects: Location, enough space for large gatherings.

Negative Aspects: Terrible acoustics, roof leaks, floor needs repair, not insulated, heating, plumbing and wiring are inadequate, emergency exit staircase needs repair, not enough restroom space.

Short Range Plans (1 yr.) Maintenance and roof repair

Medium Range Plans (2 - 5 yrs.) Feasibility and architectural study to replace.

Long Range Plans (5+ yrs.) Replace and consolidate SVRA operations.

Estimated Costs* for

Repair	5460	sq. ft. @	\$ 45.00/sq. ft.=	\$ 245,700
Renovation	5460 1st floor	sq. ft. @	\$100.00/sq. ft.=	\$ 546,000
	5460 basement	sq. ft. @	\$ 45.00/sq. ft.=	\$ 245,700
				\$ 791,700
Replacement	5460 1st floor	sq. ft. @	\$200.00/sq. ft.=	\$ 1,092,000
	5460 basement	sq. ft. @	\$100.00/sq. ft.=	\$ 546,000
				\$ 1,638,000

2005 Budget \$ 3000.00

Spent \$ 1701.65

% 56.7

Comments: At this time the Barn is the only facility on the Ranch that is more or less suitable for large meetings. The acoustics are so poor however that many in the audience are unable to comprehend what is being said. Noise from the bar often adds to the din. If leaks in the roof were repaired and a drop ceiling installed these problems could be alleviated. A sturdy ceiling or upper floor would also make space for additional storage space.

Golf cart replacement should be expedited so electric carts can be stored in the basement. This would likely require additional electric service but would free up space in the cart barn for storage and repair. A concrete floor in this area would be desirable and help keep the area clean and orderly.

*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

Facility Description: Barn Lounge (Bar)

Square Footage of Facility - 1120

Usable Space - 1120

Unusable Space - 0

Unfinished Space - 0

Present Use: Currently leased as bar.

Positive Aspects: Needed for members, needed for functions and adds to the restaurant.

Negative Aspects: No insulation, noise from bar disrupts other meetings, cracks in flooring, windows not energy efficient, only used 6 -7 months, single ½ inch water supply line and butane heating units not efficient.

Short Range Plans (1 yr.) Should be responsibility of leaser.

Medium Range Plans (2 - 5 yrs.) Should be responsibility of leaser.

Long Range Plans (5+ yrs.) Should be responsibility of leaser.

Estimated Costs* for

Repair	_____ sq. ft. @	\$ 45.00/sq. ft. = \$	_____
Renovation	_____ sq. ft. @	\$100.00/sq. ft. = \$	_____
Replacement	_____ sq. ft. @	\$200.00/sq. ft. = \$	_____

2005 Budget \$ 350.00

Spent \$ 147.27

% 42.1

*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

• Facility Description: Cook Shack

Square Footage of Facility - 1720
Usable Space - 1032 (60%)
Unusable Space - 0
Unfinished Space - 688 (40%)

Present Use: Currently used as meeting room for bingo, line dancing, quilting, cards and family reunions.

Positive Aspects: Location.

Negative Aspects: No insulation, single pane glass, dry rot around base, roof leaks, asphalt tile breaking, low ceiling in part of building, only base board electric heat, roof sags (may be broken beams in roof supports) and only one bathroom.

Short Range Plans (1 yr.) Repair enough to maintain the summer use.

Medium Range Plans (2 - 5 yrs.) Determine costs to remove and replace.

Long Range Plans (5+ yrs.) Replace with more usable structure.

Estimated Costs* for

Repair	1032	sq. ft. @	\$ 45.00/sq. ft.=	\$ 46,440
Renovation	1720	sq. ft. @	\$100.00/sq. ft.=	\$ 172,000
Replacement	?	sq. ft. @	\$200.00/sq. ft.=	\$ 344,000

2005 Budget \$ 1250.00

Spent \$ 635.82

% 50.9

Comments: The building is rapidly deteriorating and should be removed. It has reached a point where it could be a safety hazard. Unfortunately, the structure is used quite heavily and there is a definite need for a replacement. As it now stands it would cost more to try and salvage the building than it would be worth.

*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

Facility Description: Silo

Square Footage of Facility - 1950 x 4 floors = 7800
Usable Space - 4000
Unusable Space - 3800
Unfinished Space - 0

Present Use: Currently used for Cedar Creek Pro Shop, Restaurant, meeting room (2nd floor) and women's rest room.

Positive Aspects: Ranch landmark, much space in small footprint, focal point for Cedar Creek golf course and only restaurant on the Ranch.

Negative Aspects: Need structural analysis to determine soundness, floor space under utilized, stairs are the only way up or down and many members cannot negotiate them, stairs and railing could be dangerous, not insulated and can only be used 6 – 7 months, plumbing inadequate, heating inefficient and a maintenance nightmare.

Short Range Plans (1 yr.) Maintenance.

Medium Range Plans (2 - 5 yrs.) Maintenance.

Long Range Plans (5+ yrs.) Replacement to a ground location.

Estimated Costs* for

Repair	5850 (3 floors)	sq. ft. @	\$ 45.00/sq. ft. =	\$ 263,250
Renovation	?	sq. ft. @	\$100.00/sq. ft. =	\$
Replacement	?	sq. ft. @	\$200.00/sq. ft. =	\$

2005 Budget \$ 1600.00
Spent \$ 2016.87
% 126.1

Comments: The Silo is the trademark of the Ranch and should remain in place for the near term although it is practically useless as far as long-range space considerations are concerned. It will serve for now but will involve major costs if improvements are made. To make the space useable would require insulation, fire protection and an elevator. Winter use now is out of the question and handicap access is limited to the first floor.

*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

Facility Description: Silo Restaurant

Square Footage of Facility - 1800
Usable Space - 1800
Unusable Space - 0
Unfinished Space - 0

Present Use: Currently used as a restaurant.

Positive Aspects: Serves needs of members to some extent.

Negative Aspects: Location on 3rd floor, no elevator, distant from the bar, kitchen area not efficient, needs central air, energy efficient windows that can be cleaned and better restrooms.

Short Range Plans (1 yr.) New lease, stairs, paint, rest rooms, evaporative cooler

Medium Range Plans (2 - 5 yrs.) None

Long Range Plans (5+ yrs.) None

Estimated Costs* for

Repair	_____	sq. ft. @	\$ 45.00/sq. ft. =	\$9 – 15000
Renovation	_____	sq. ft. @	\$100.00/sq. ft. =	\$ _____
Replacement	_____	sq. ft. @	\$200.00/sq. ft. =	\$ _____

Priority:

2005 Budget \$500.00
Spent \$209.59
% 41.9

*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

Facility Description: Cedar Creek Pool and Pool Building

Square Footage of Facility - 2800
Usable Space - 1680 (60%)
Unusable Space - 0
Unfinished Space - 1120 (40%)

Present Use: The building currently houses dressing rooms, showers, restrooms, pool equipment, pool attendant area, shop space and the facility manager's office.

Positive Aspects: Location, building is relatively new, substantial structure that should remain relatively maintenance free for several years building can be easily expanded.
Negative Aspects: Snack shack is limited in space and design.

Short Range Plans (1 yr.) Pool attendant area and snack bar area should be finished, additional ventilation needed in the shower area to reduce humidity levels, drainage in the shower area needs to be corrected. Drains need to be lowered or floor recontoured. Equipment, supplies, tools, etc. need to be stored in an organized fashion. The snack shack is an area of concern because everyone seems to have a different idea and there is no plan to follow. We recommend the outside area between the snack shack and pavilion be landscaped and an attempt made to open a snack bar that would be open only in the summer and would serve hot and cold sandwiches and other snacks and soft drinks. The phone line at number nine tee should be restored so golfers could order a snack and pick it up as they travel to the tenth fairway.

Medium Range Plans (2 - 5 yrs.) An L or T could be added to the existing pool for a lap pool and/or a kiddy pool could be added. These items would require larger pool equipment such as pumps.

Long Range Plans (5+ yrs.) The pool building would be easy to expand. Expansion on the north end could be an exercise facility while the south end could be expanded to add to the restaurant.

Estimated Costs* for

Repair	_____ sq. ft. @	\$ 45.00/sq. ft.=	\$ 1500
Renovation	_____ sq. ft. @	\$100.00/sq. ft.=	\$ _____
Replacement	_____ sq. ft. @	\$200.00/sq. ft.=	\$ _____

2005 Budget \$ 8000.00
Spent \$ 7799.51
% 97.5

*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

Facility Description: Cart Barn/Golf Course Equipment Repair Shop – Cedar Creek

Square Footage of Facility - 4000 (50 x 80 ft.)

Usable Space - 4000

Unusable Space - 0

Unfinished Space - 0

Present Use: Currently used for storing carts and some course equipment, repair shop, storage supply and office for Golf Course Manager.

Positive Aspects: Building is fairly new and in decent shape, close to Cedar Creek course.

Negative Aspects: Not large enough to store and repair equipment, outside storage of useful and old, useless equipment and parts is an eyesore and very obvious at the present location.

Short Range Plans (1 yr.) Maintenance and cleanup. Old unusable equipment and junk need to be removed and weeds need to be controlled.

Medium Range Plans (2 - 5 yrs.) Construct awning or enclosed area on east side for storage of equipment or additional supplies, area covered in concrete for sand storage.

Long Range Plans (5+ yrs.) Possible relocation.

Estimated Costs* for

Repair	_____	sq. ft. @	\$ 45.00/sq. ft. = \$	_____
Renovation	_____	sq. ft. @	\$100.00/sq. ft. = \$	_____
Replacement	_____	sq. ft. @	\$200.00/sq. ft. = \$	_____

2005 Budget \$ 150.00

Spent \$ 735.55

% 490.4

*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

• **Facility Description: Aspen Hills Cart Barn**

Square Footage of Facility - 1200
Usable Space - 1200
Unusable Space - 0
Unfinished Space - 1200

Present Use: Currently used to store golf carts at Aspen Hills.

Positive Aspects: Location to Aspen Hills golf course and is in fair condition.

Negative Aspects: Distant from the Golf Pro, not large enough for full utilization, needs routine maintenance.

Short Range Plans (1 yr.) Maintenance.

Medium Range Plans (2 - 5 yrs.) Replace roof.

Long Range Plans (5+ yrs.) None.

Estimated Costs* for

Repair	_____	sq. ft. @	\$ 45.00/sq. ft. =	\$9 -1 5,000
Renovation	_____	sq. ft. @	\$100.00/sq. ft. =	\$ _____
Replacement	_____	sq. ft. @	\$200.00/sq. ft. =	\$ _____

2005 Budget \$ 150.00

Spent \$ 0

%

• Comments: If electric golf carts continue to replace old gas carts the building would most likely require additional electric service.

*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

Facility Description: Utility Department Maintenance Shop

Square Footage of Facility - 3000
Usable Space - 3000
Unusable Space - some of covered storage
Unfinished Space - 0

Present Use: Currently used as Operational headquarters for the Utility Department, supply storage, vehicle storage, and fuel tanks

Positive Aspects: Seems adequate for winter maintenance.

Negative Aspects: Needs floor drain, poor sky lights, area is not neat, not adequate storage for all equipment, fence along Vista West needs repair.

Short Range Plans (1 yr.) Put in floor drain, clean area to improve appearance, rebuild fence along Vista West.

Med. Range Plans (2-5 yrs.) Finish enclosing area of the southeast side to hide stored items, additional building or shelter to house equipment and materials now stored outside.

Long Range Plans (5+ yrs.) Relocate.

Estimated Costs* for

Repair	_____	sq. ft. @	\$ 45.00/sq. ft. = \$	_____
Renovation	_____	sq. ft. @	\$100.00/sq. ft. = \$	_____
Replacement	_____	sq. ft. @	\$200.00/sq. ft. = \$	_____

2005 Budget \$1200.00
Spent \$1139.12
% 94.9

*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

Facility Description: Tennis Courts

Square Footage of Facility -

Usable Space -

Unusable Space -

Unfinished Space -

Present Use: Currently used as SVRA tennis courts.

Positive Aspects: Location.

Negative Aspects: Needs work on fence.

Short Range Plans (1 yr.) Paint and repair fence.

Medium Range Plans (2 - 5 yrs.) New Fence.

Long Range Plans (5+ yrs.) Restrooms.

Estimated Costs* for

Repair	_____	sq. ft. @	\$ 45.00/sq. ft. = \$	1500
Renovation	_____	sq. ft. @	\$100.00/sq. ft. = \$	_____
Replacement	_____	sq. ft. @	\$200.00/sq. ft. = \$	_____

2005 Budget \$ 500.00

Spent \$ 53.50

% 10.7

*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

**Study Group for future SVRA Recreation and Activities
Star Valley Ranch Association
Long Range Planning Committee**

Report and Recommendations

Summary Narrative

Study Group Process:

- 1. What is the study group**
- 2. Group Members**
- 3. Meeting Process**
 - a. Getting Acquainted**
 - b. Brainstorming of ideas**
 - c. Clarification of ideas**
 - d. Voting on Priorities**
 - e. Listing results**
 - f. Assigning planning stage to priorities**
 - g. Final clarifications on items**

Recommendations to Long Range Planning Committee

- 1. Formalize a Recreation Department/Program**
- 2. Community Recreation Center**
- 3. Neighborhood Parks**
- 4. Community Pathway System**
- 5. Cross-Country Ski Trails**

Conclusion

Appendix

- Brainstorm List**
- Matrix of Planning Priorities and Planning Stages**

**Star Valley Ranch Association
Long Range Planning Committee
Study Group for future SVRA Recreation and Activities**

Summary Narrative

The Study Group on Future Recreation and Activities for Star Valley Ranch is a subgroup of the Long Range Planning Committee of the Star Valley Ranch Association. The study group has met regularly during June and July 2006 to explore needs and identify top priorities for future recreation use on the ranch. The eleven-member study group was made up of both full and part-time residents of Star Valley Ranch and represents diverse ages, genders and activity interests. To enhance the efforts of this group, members also reached out to get added input from others living on the Ranch. This report is a summary of their work and recommendations for the future. The report does not include considerations for the existing golf courses and programs.

Working through a nominal group process, the group identified areas for future recreation and activity implementation for the ranch. Each member of the committee was given the opportunity to share their ideas and dreams for future programs during a brainstorming session. All items were recorded and are included in the Appendix of this report. Group members then prioritized which items were most important and assigned a time range for possible future development. Planning stages were broken into three ranges – zero to 2 years, two to five years and five to ten years. From this process, the group recommends to the Long Range Planning Committee of Star Valley Range Association that the following items receive appropriate resources and priority in the future direction of Star Valley Ranch:

1. Formalize a Recreation Department/Program
2. Community Recreation Center
3. Neighborhood Parks
4. Community Pathway System
5. Cross-Country Ski Trails

The formalizing of a Recreation Department for Star Valley Ranch and the building of a Community Recreation Center are the items that the group recommends be moved forward for immediate planning and implementation by SVRA and the town of Star Valley Ranch. We would also hope that the Long Range Planning Committee would include in the overall planning, the inclusion of the other priority items in this report and would maintain consideration for the other items and programs listed in the Appendix.

The Study Group for Recreation and Activities

The Recreation and Activities Study Group is a sub-committee of the Long Range Planning Committee of the Star Valley Ranch Association. The purpose of this group is to explore and identify recreation and activity priorities for the long range planning of the Star Valley Ranch Association.

Study Group Members

The Study Group for Recreation and Activities is made up of eleven residents who live on Star Valley Ranch. Six members live year round on the ranch year round and the other five members live on the ranch part-time during the year. They represent a diversity of age, gender and activity interests. All members are committed to enhancing recreational activities and opportunities for all residents of Star Valley Ranch. Members include:

Mark Bukwenski	John Daulton	Sarah Day
John Diel	Paula Diel	Kelly Dunston
Lynsey Hose	Diane Jones	Rick Nelson
Carolyn Nelson	Robert Palmquist	

Rick Nelson served as the committee chairperson for the study group. Rick has a Bachelor's degree in Recreation and Leisure Studies from the University of Minnesota and a Master's Degree in Organizational Leadership from St. Catherine's College.

Study Group Process and Meetings

The Study Group for Recreation and Activities met six times from June 8 to July 20, 2006. The process for their meetings and direction where as follows:

1. Get Acquainted – The first meeting together was a chance to get acquainted and to hear from John Daulton (member of the Star Valley Ranch Association Board of Directors and chairperson of the Long Range Planning Committee) who shared the purpose of the study group and expectations for the group. During this meeting, group members also had a chance to share their recreational experiences on Star Valley Ranch.
2. Brainstorming of ideas – During the next meeting, group members began by brainstorming all possible recreational activities or needs they felt important for Star Valley Ranch. Going from person to person, each member gave one idea that was recorded on flip chart paper. Members had a chance to briefly explain this idea and clarify if someone didn't understand. This process continued until all possible ideas from the group were shared. During this process, no one was allowed to judge or criticize any idea that came up during the brainstorming.
3. Clarification of ideas – During the next meeting, group members had a chance to add any new ideas and to clarify any items on the brainstorm list. The overall brainstorm list is included in Appendix A of this report. From this list, several items that were closely related were combined into a single item or group. One item that was brought up by many was the idea of a recreation or community center. Under the Community Recreation Center item, many possible program ideas were included and listed under the Center.

4. Voting on Priorities – The next step of the process involved voting on priorities. Each group member was given a sheet of paper and pencil and directed to write down their top five priorities from the brainstorm list. It was agreed that if a member included the idea of a Community Recreation Center as one of the top five priorities, they also would include their top five program activities they felt should be included in the Community Recreation Center. Once all ballots were collected, the results were tabulated using the following point system:
- 1st Priority 5 Points
 - 2nd Priority 4 Points
 - 3rd Priority 3 Points
 - 2nd Priority 2 Points
 - 1st Priority 1 Point
5. Listing results – The Priorities for the Study Group on Recreation and Activities were as follows:

	<u># of Votes</u>
1 – Recreation/Community Center	34
2 – Neighborhood Parks/Green Space	19
3 – Walking/Jogging/Bike Path	12
4 – Cross-Country Ski	11
5 – Recreation Program Formalized	6
6 – Bridger-Teton Access & Programs	5
7 – Softball Fields	4
8 – Day Care Cooperative	3
9 – Bocce Ball	3
10 – Recreation Director/Coordinator	2

In addition, the priorities for the Recreation/Community Center were also tabulated and prioritized in order:

1 – Fitness/Exercise Area	29
2 – Multi-Purpose/Meeting Room Space	25
3 – Kitchen/Lounge	12
4 – Gymnasium	10
5 – Jogging/Walking Track	8
6 – Cultural Center	5
7 – Locker/Shower	5
8 – Day Care Center	2
9 – Indoor Climbing Wall	1
10 – Performance/Stage Area	1

6. Assigning planning stage to priorities – Once the priorities were identified, the top five items were assigned a possible timeline for planning and implementation. They were either placed in a 0-2 year range, a 2-5 year range or a 5-10 year range. Most items involved some planning and implementation steps in multiple stages.
7. Final clarifications on items – From this process, the group then made final clarifications to the top priorities and agreed to move the formalizing of a recreation program as the number one priority for the group, followed by the building of a Recreation/Community

Center, Neighborhood Parks, Jogging/Walking/Biking Paths and Cross-Country Ski Trails. The final matrix for these areas, with planning stages is included in Appendix B.

Recommendations to Long Range Planning Committee

The following items are the top priorities for long range planning for the area of Recreation and Activities:

1. Formalize a Recreation Department/Program

A Star Valley Ranch Association Recreation Department would serve as the center for coordinating, planning and implementing of any of the short, medium and long-term objectives for recreation and activities. This would include the organizing of a planning/coordinating committee for Recreation, identifying activity needs, recruiting of volunteers and staffing, and development of future facilities and resources.

2. Community Recreation Center

The Recreation/Community Center would serve as a year-round facility for recreational, social and community activities. This would include facilities for fitness training and exercise, multipurpose classrooms and meeting space, kitchen and appropriate locker facilities. This also could include areas such as gymnasium and a pool.

3. Neighborhood Parks

Small Neighborhood Parks would be placed at various locations in Star Valley to serve the needs of residents who live further away from the Community Recreation Center. This would particularly serve the needs of families with small children, with playground space and picnic facilities.

4. Community Pathway System

The Community Pathway System would provide safe pathways around the ranch for walking, jogging and biking. This system of paths could also link up with plans for a great pathway system being developed for the greater Star Valley region and communities.

5. Cross-Country Ski Trails

A tracked cross-country ski trail system would provide physical outdoor recreation opportunities during the winter months. This system of trails could utilize the green spaces of the existing golf courses and the proposed community pathway system.

Conclusion

The Study Group for Long Range Planning of Recreation and Activity programs for the Star Valley Ranch Association spent many hours discussing, brainstorming and reaching a consensus on recreation needs for the future. We strongly encourage the Long Range Planning Committee to move forward our top priorities for the future, with particular emphasis on the formalizing of a Recreation Department and the building of a Community Recreation Center.

Appendix A
Star Valley Ranch Association
Long Range Planning - Recreation Study Group
Activity programs / facility areas

- Bocce Ball
- Softball Fields
- Frisbee Golf Course
- Cross Country Ski Trails
- Snow Shoe Trails
- Green Space / Regional Parks in various parts of ranch
- Dog Walking Park / Path
- Walk/Jog/Bike Path
- Skate Board Park
- Access to Bridger-Teton National Forest
 - Information Boards, etc.
- Sponsored Hikes and Outdoor Experiences
- Regional Outdoor Adventures (Greater Yellowstone Region)
- Forest Service - Communication Link
- 4 Wheel ATV alternatives
- Stars/Telescope Program
- Recreation/Community Center
- Indoor Shooting Range
- Cultural Center
- Recreation Vehicles
- Recreation Director/Coordinator
- Senior Cooperative
- Daycare Cooperative
- Insurance Coverage for programs
- Recreation Program Formalized
- Air Rifle Range
- Recreation/Community Center
 - Indoor Pool
 - Fitness/Exercise Room
 - Gymnasium
 - Multi-purpose Room
 - Indoor Climbing Wall
 - Meeting Spaces
 - Jogging / Walking Track
 - Cultural Center
 - Performance/Presentation Stage & Auditorium
 - Aerobics Area
 - Bowling
 - Kitchen
 - Day Care Center
 - Lockers / Showers
 - Sauna
 - Hot Tub
 - Telescopes

Appendix B-
Activities & Recreation Goals

Item/Project	Short Term 0-2 Years	Medium Term 2-5 Years	Long Term 5-10 Years
Recreation Department / Program	<ul style="list-style-type: none"> Formalize Recreation Department for Association Develop Budget and Funding Plan Develop seasonal recreation/activity offerings for all age groups P.R. – Send out seasonal calendar and program catalog of activities Design, staff and implement programs 	<ul style="list-style-type: none"> Recreation program based out of Community Center Full slate of seasonal recreation/activity options for Star Valley Hire Recreation Director/Coordinator 	
Community/Recreation Center	<ul style="list-style-type: none"> I.D. Land Obtain Land P.R. Community / Recreation Center Plan Design Community/Recreation Center 	<ul style="list-style-type: none"> Construct Community Center Implement Program & Staffing of Center 	<ul style="list-style-type: none"> Open Community Center Year-Round Facility use and programs Phase II facilities developed
Neighborhood Parks	<ul style="list-style-type: none"> I.D. Land Obtain Land P.R. Regional Park Plan Park Designs 	<ul style="list-style-type: none"> Landscape parks and install equipment Parks opened 	<ul style="list-style-type: none"> Functional regional parks throughout ranch
Community Paths – Walking/Jogging/Bike	<ul style="list-style-type: none"> I.D. Land Obtain Land P.R. Community Path Plan Work cooperatively to connect with Star Valley bike paths Design pathway system 	<ul style="list-style-type: none"> Construct/Implement walking/jogging/bike paths Safety and Education program for Ranch residents 	<ul style="list-style-type: none"> Continued development of Community Path system
Cross-Country Ski Trails	<ul style="list-style-type: none"> I.D. Land Design Tracked Trails P.R. Cross-Country Ski Plan Obtain Tracking equipment (snowmobile, tracker) Begin tracked cross-country trails I.D. Building space for Nordic Center 	<ul style="list-style-type: none"> Expand trail system Implement Nordic Center Chalet Full program of tracking and maintenance of trail system & equipment Nordic Education Programs Host local cross-country ski events 	<ul style="list-style-type: none"> Nordic Center – maintained tracked trail system, indoor Nordic lodge Local and Regional ski events Full range of instruction and programs Connect trail system to other valley trails and Bridger-Teton

Landscape/Common areas Study Group Plan

Introduction—

This Landscape common areas study group is concerned with improving the beauty and the property values of our community. There are many areas that can be upgraded with very little cost. Listed below are some of the initial projects that need attention. Many of these can be done now. This gives the very good impression that other projects will follow.

The Aspen Hills area is the front door to our community. Every home owner and visitor comes here for registration, fees and information. Aspen Hills should give a good impression of the ranch, golf courses and private homes. A good appearance can increase the value of our individual properties.

suggested projects

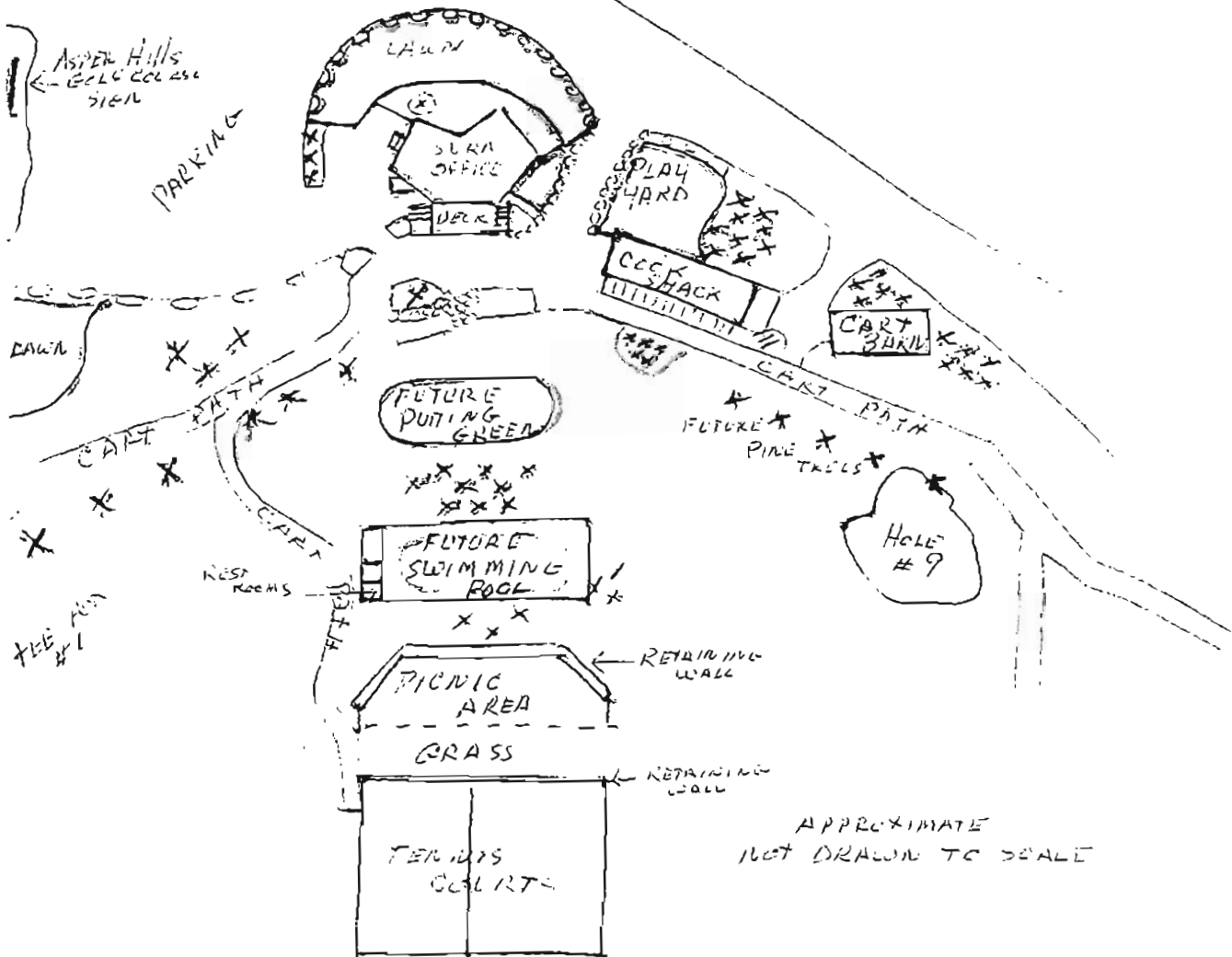
Priority		Year 1	Year 2	Year 10	Criteria Numbers	Approx cost.	See diagram or plans
	Aspen Hills Area						
#3	Water –Arrange water from Cook Shack area to water new putting green- new observation area – new pine trees and future picnic area . Don't wait for future golf course watering system.	XX			180		
#1	4 - 5 Pine trees above #9 tee box to screen old cart barn and cook shack area. A temporary Watering system can be arranged <u>It takes years for trees to grow.</u> This need to be none now.	XX			193	\$1700.00	Yes #2 #4
#2	Repair cart path below cook shack safety hazard and eyesore.	XX			213		Yes #2A #4A

Priority		Year 1	Year 2	Year 10	Criteria Numbers	Approx cost.	See diagram or plans
#4	Remove rest rooms and make a observation area at old swimming pool area. For short term. The view from Aspen Hills is a very important asset of the ranch and must be maintained. This area will easily view the #1 tee box, #9 Hole and the Lower ranch.- beautiful. A grass bowling area might be included to the east of the cement platform (Bocce and croquet.).	XX			177		Yes #2A #4C
#8	Build retaining wall and add picnic area between old swimming pool area and tennis courts. Lawn area can also accommodate badminton – and croquet.		XX		174		Yes #2A #4C
#11	New future swimming pool at old location.			XX	146		#2A
#9	Putting Green – after irrigation is established. Golfers have requested this.		XX		186		Yes #1A, #2A, #4E
#10	Grass - East side of Office building water is already available.		XX		186		
#5	Signage – Aspen hills pro shop – town of Star Valley Ranch at corner of Vista East and Vista West.	XX			232	\$1800.00	Yes #5A
#1	Common area supervisor	XX					Yes #6
#7	Asphalt for Aspen Hills parking lot and cart parking improvements below the office building – in front of town offices and cart path from #9 hole and path to #1 tee box Also up the hill to Vista East between the cook shack and the office building.		XX				#1A
	Cart Path - and Rest room area - with gravel at Hole #13 cedar creek	done					

Priority		Year 1	Year 2	Year 10	Criteria Numbers	Approx cost.	See diagram or plans
	Flag Area – retaining wall – repair of railroad ties or redesign.		XX				
	Mow all common areas	XX					
	Cedar creek pool area						
	Add tennis courts, ice skating, Soft ball field , horse shoe courts, and simple miniature golf for the general public to use -- to this area see map suggestion. This will help keep young ranch visitors off of the golf courses, without supervision.	XX					#1C
	Identify parking area with edges – rocks, railroad ties, etc.		XX				
	Cedar creek pro shop area						
	After finalizing remodel or replacement of buildings - redesign and rebuild retaining wall for tee box #1 and cart parking area .			XX			#1B
	Redesign and build parking lots						
	Build a cart barn for storage of private carts – summer and winter – as a income property. Place it in north east corner of North parking lot. It will pay for itself and help guarantee future golfers.(income property).	XX				Facilities and Buildings	#1B
	Terrace hillside below pro shop, for easier care & add watering system.		XX				#1B

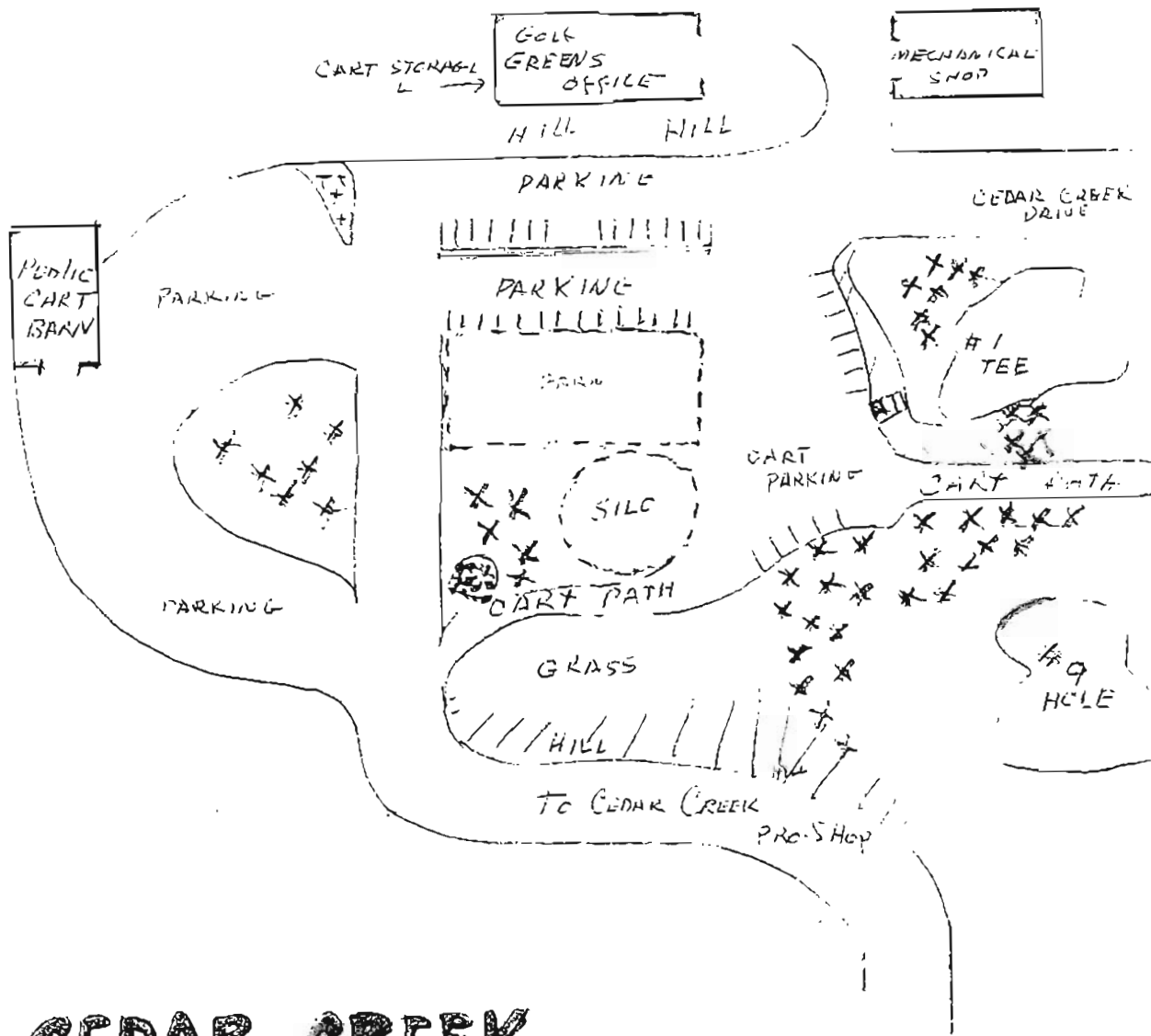
ASPEN HILLS

GOLF COURSE



FUTURE

- ASPEN HILLS SIGN
- OFFICE TO RESTAURANT (RENOVATE)
- NEW (CHECK STACK) BUILDING
- NEW PRO SHOP UNDER NEW DECK
- FUTURE PUTTING GREEN
- SWIMMING POOL
- PICNIC AREA - RETAINING WALL AND DECK
- CART PATH TO TENNIS COURT
- 5 PINE TREES TRANSPLANTED
- REST ROOMS - NEW WALL



CEDAR CREEK

GOLF COURSE / PRO SHOP

REPLACE BARN ² SILO FOR COUNTRY CLUB - PRO SHOP -
3 NEW BUILDINGS

APPROXIMATE

NOT DRAWN TO SCALE

#9 HOLE

GOLF COURSE

GOLF COURSE

TO CLARK CREEK GOLF COURSE

RIDGE CREEK DRIVE

CHILDREN'S PLAY

PARKING

TOILETS

100 SHADING

SOFT BALL FIELD

SWIMMING POOL AREA

APPROXIMATE
LOT DIMENSIONS

HARDWAY ROAD

CEDAR CREEK DRIVE

ALTA DRIVE

HOUSE

HOUSE

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CURTAIN

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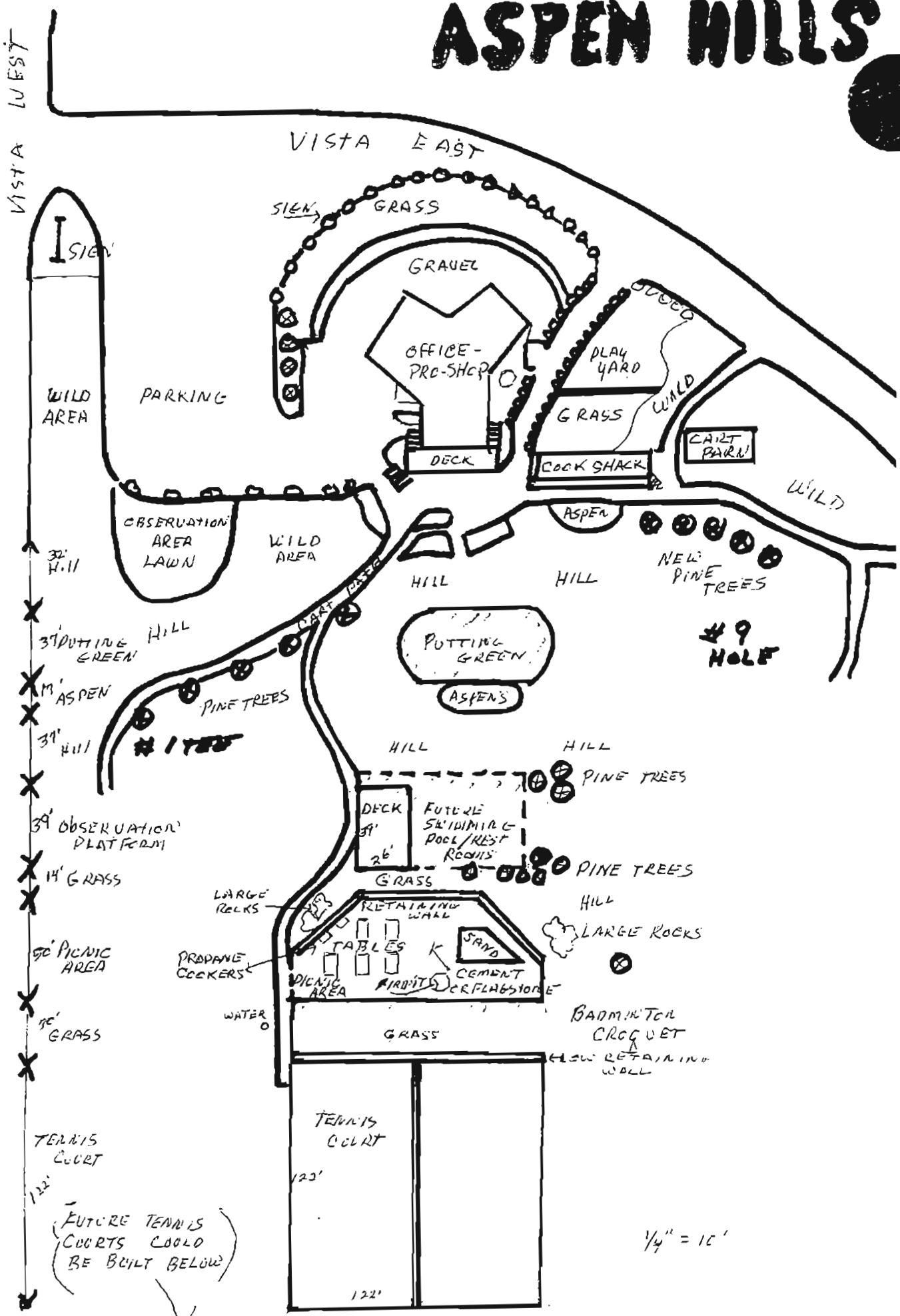
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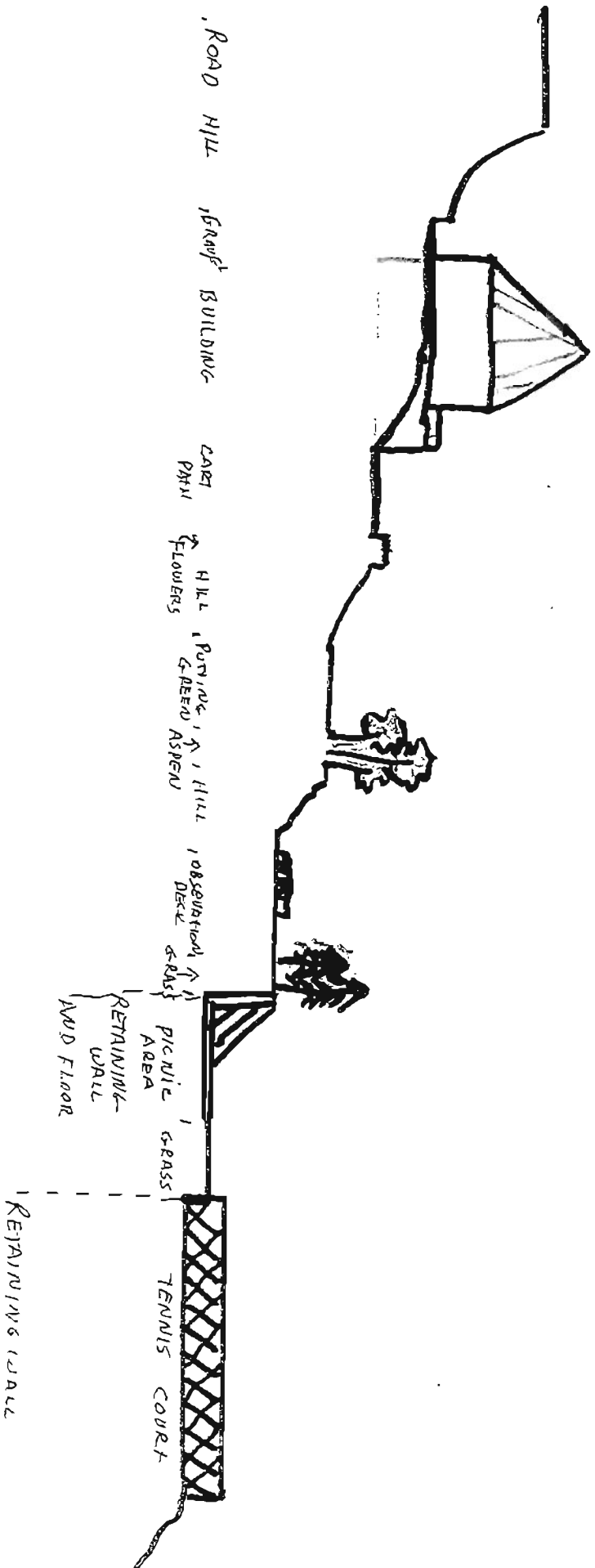
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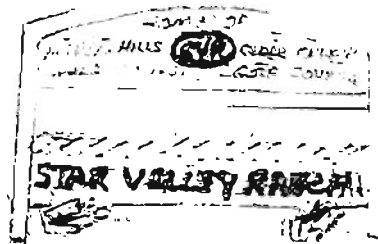
ASPEN MILLS

APPROXIMATE GRADE





SAME RANCH COLORS
ON TOP HALF



**FLAG
AREA**

LOG -

VISTA EASY VISION

DESIGN ALUMINUM

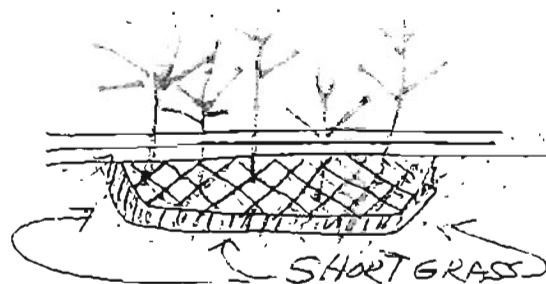
ABOVE # - ♀ HOLE

ASPEN HILLS

4B

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To the Honorable

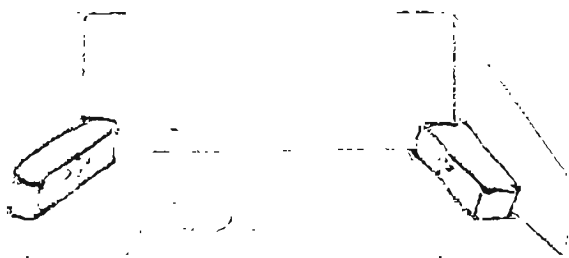


ASPEN HILLS

40



Faint handwritten notes, possibly describing the location or features of the site.



PLAN

TEMPERATURE

AS HILL

ASPEN HILLS

4E

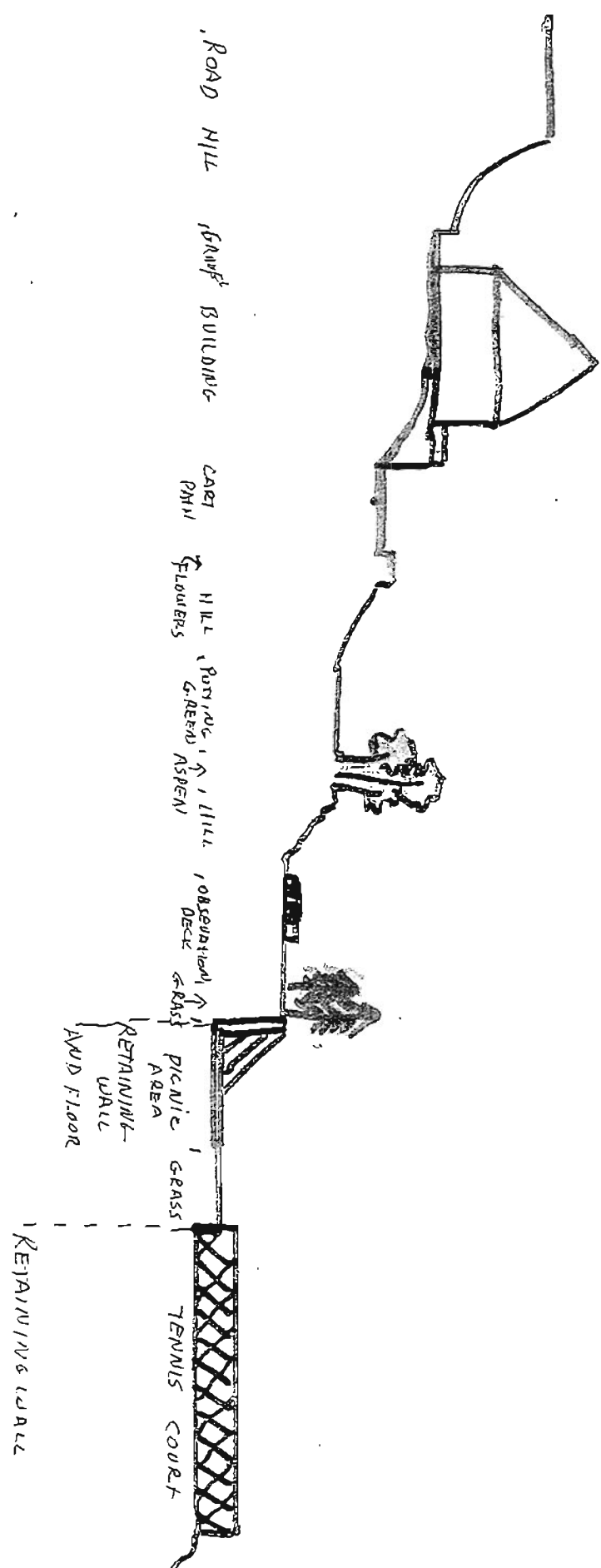
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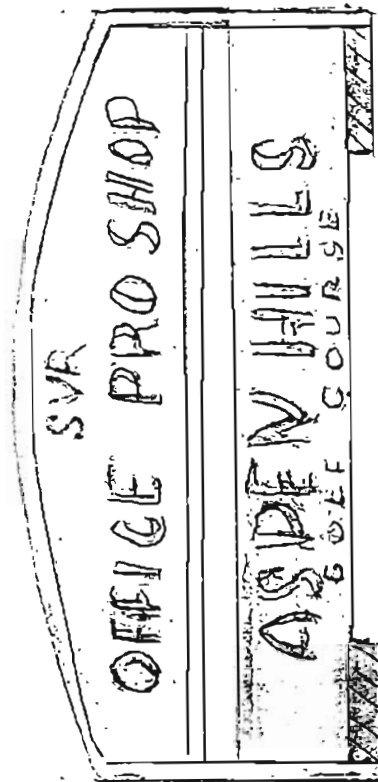
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ASPEN MILLS

APPROXIMATE GRADE

4F





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.

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.

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.**

- 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 Golf Course landscaping is very important. We need this position in our SVRA organization.

Submitted June 2006

STAR VALLEY RANCH TENNIS COMPLEX

The Star Valley Ranch Tennis Club wishes to present a preliminary plan for tennis facilities to be constructed on the site and adjacent to the present tennis courts near the Aspen Hills Office.

GOAL

Our goal is to substantially upgrade and expand the tennis facilities on the Ranch to provide more attractive and functional courts, centrally located, for a greatly enlarged tennis program. We would seek to attract far more players of all ages. There would be a formal children's/junior's program, enlarged casual play schedules for adults and seniors, men's and women's leagues and ladders, club championship competitions, and tournaments attracting non-ranch players.

The existing tennis club has begun to grow rapidly and expects to have significantly larger membership as greater numbers of people, particularly families and younger adults move to the Ranch. We are already seeing a much higher level of interest and skill among our membership. It is our expectation shortly to function very similarly to the existing Men's and Ladies' Golf Associations. As the only organized group now representing tennis players, we offer this preliminary plan for consideration. It seems to us that substantially more sports and leisure activities will be demanded and need to be provided here in the near future. It is important that these facilities be attractive, safe, and available as much as possible to our residents. It is highly desirable, but perhaps not necessary that these operations be carried on profitably from the start.

DESCRIPTION OF FACILITIES

The facility should include six courts, to accommodate the much greater usage we envision, and six courts are almost a requirement to hold even simple area tournaments. One court should have seating, the others, because of relative elevation, are fairly well viewed from the surrounds. The site of the existing courts poses serious elevation challenges and some significant retaining walls will be needed for any recreational development of the plot. There needs to be car and pedestrian access to the courts.

Facilities should include a small pro-shop sort of building, staffed for safety and compliance reasons, and, if the courts are open to the public as our golf courses are, to collect fees and schedule play. For tournament purposes, the complex needs to have some locker/shower facilities. A hot Jacuzzi attracts many more players, particularly older ones. If we are successful at making tennis a much greater part of SVR lifestyle, as we think we can, numbers of people at the facilities may justify a snack shop and overlook deck.

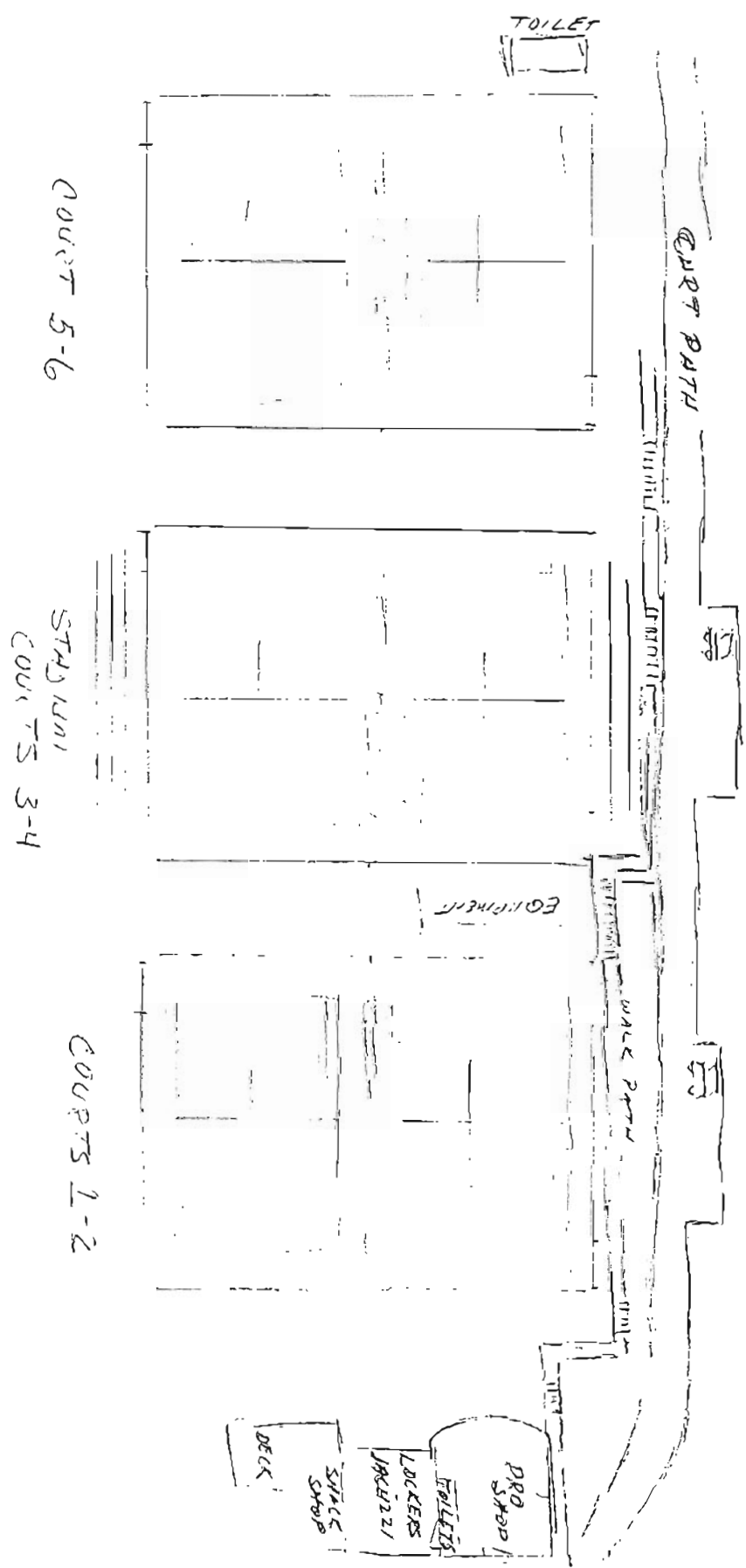
The non-stadium courts should be wind-screened on their East and West sides to provide maximum playable hours. The breath-taking North/South views

should not be obscured. One court might be surfaced in the softer materials which are preferred by some older players.

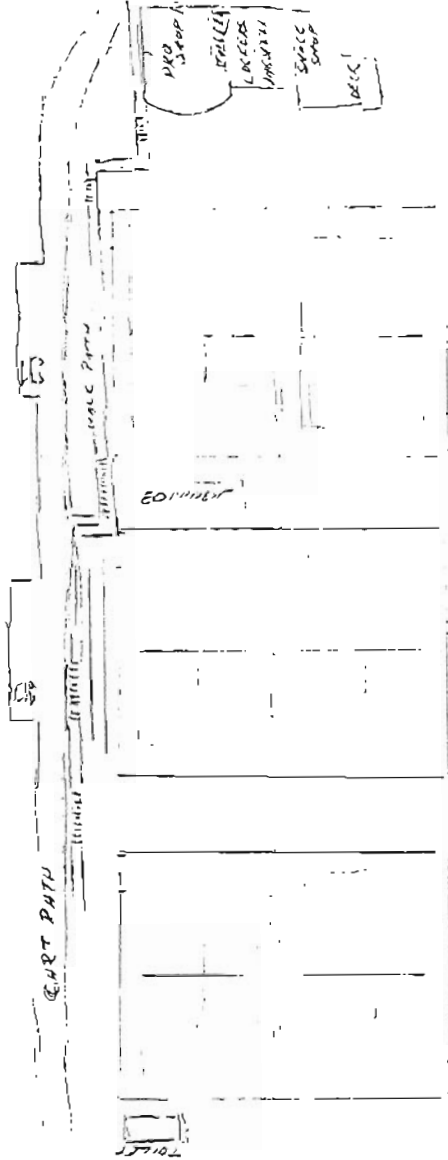
The courts, now and in the future, should be made accessible via automatic flash card system, whereby players could use season passes or "punch card" passes to enter the courts when office personnel are not available. Some marshalling would be required from time-to-time to ensure all players had properly paid. We do not believe that the courts should be made fee-free. Because of the long periods of daylight hours here in the Valley, there is probably no serious need for court lights.

It is our experience and belief that an attractive, first or second-tier tennis facility greatly enhances a community's lifestyle and adds immensely to its appeal and property value. Unlike a golf course, this type of tennis complex lends itself well to construction in stages when funds are limited. While initial costs are far from trivial, operating costs thereafter are a tiny fraction of those of golf facilities and should, within a few years, yield a very positive cash flow.

CEEP FIELD
TRAIL



SEE FIELD
NOTES



2002 1-2

2002 3-4

COUNT 5-6

TO: SVRA Long Range Planning Committee
FROM: John Daulton Chairman, Long Range Planning Committee
SUBJECT: Airstrip Study Group Report
DATE: 30 May 2006

1. Meeting took place on 30 May 2006, and included John Daulton (Chair), and pilots Doug Henry, Gib Oswald and Larry Light. Goal was to look at short, medium and long range plans as it related to the airstrip and surrounding buffer of common SVRA property. The question that led to the meeting was a proposal from Leisure Valley, Inc. (LVI) to lease the runway so that they could use it for their development (to include a tunnel underneath the strip), and justify making improvements to the runway.
2. Consensus was reached that there was no long-range future as a municipal airport for the town of Star Valley Ranch due to existing and future encroachment, location of culinary water wells, existing access issues, Hardman Canal easement, etc. Additionally, there was consensus that leasing the actual airstrip and parking aprons/turning areas to LVI in exchange for their making timely improvements to the runway/apron surface was in SVRA's best interest, assuming unfettered access for association membership who needed to use the runway. LVI would also assume liability insurance coverage.
3. It should be noted that the land surrounding the runway would remain under the control of SVRA to prevent the area from becoming an airpark with taxiway access to LVI lots on either side of the runway. Under this construct, the annual lease would be for a minimal value, as LVI would be assuming a relatively large runway improvement and maintenance bill. If LVI desired to lease all of the airport property with the idea to develop an airpark housing project, then the annual lease value would be significant.

Meeting ended at 10:30 am

LONG RANGE PLANNING
GOLF RECOMMENDATIONS

SHORT TERM RANGE

- A. Protective fencing @ playground on #9 Cedar Creek golf course.
- B. Fix cart paths
 - 1. Put dust guard on cart paths annually.
 - 2. Asphalt cart paths (6 holes per year).
- C. Fix holes in Fairways
- D. Water Fountains fixed on Aspen Hills golf course.

MEDIUM RANGE

- A. New Cart facility – member storage, charge a fee to store carts at the golf course.
- B. Line ponds to conserve water.
- C. Replace Irrigation system for Aspen Hills.

LONG RANGE

- A. New Club house.
- B. More restrooms on course.

The SVRA Greens Improvement Plan

May 17, 2006\Revised
Gayland Archibald and Bill Wallace

Brief history: For complete information consult preface dated Feb. 6, 1996. The original five-year plan was written in 1991 and revised in the fall of 1995 for the 1996 season. These very compete and detailed plans have been work on. However, the plan remains only partly completed at this time. It was the appointment of Bill Wallace and Gayland Archibald by the Green's Committee Advisor, Larry Watt, that resulted in the review of this plan the spring/summer of 2006. These two gentlemen were also instructed to look at other improvement need at this time and suggest these needed changes and additions back to the Green Committee at the next meeting. With the projects and suggestion to be added to the revised Five Year Plan.

The two above-mentioned gentlemen met on several occasions. This paper is the results of these meetings. The Plan will now go back to the Greens Committee for the committee's input and so is not complete at this time. Also it is important to note that not all suggested improvements in the 1996 document may apply and have been dropped from this paper.

Aspen Hills;

NOT Completed. See enclosed Master plan sheet. X's are not completed unless circled.

Cedar Creek;

Not completed. See enclosed Master plan sheet. X's are not completed unless circled.

Bill and I also discussed several need improvements to both courses. We talked about things that are do able and things that should be done. Sometimes it is hard to suggest some of these improvements, as many are simply a "Wish List" of need improvements. These have been shown as a suggestion of what we would like to see going forward in the next five years. Money, workers, time and priority's will all be a consideration as we go forward with a fully written plan. **We do not feel that any of these suggestions will be worked on unless time and money are forthcoming.** The current staff is working hard to provide a great place to play and we feel they are doing a fine job currently with what they have. With this stated we now proceed with our assigned task.

The Long Range Planning Committee Agenda of Sept. 22, 2005 called this "Starting the Dream Team" Bill and I have used this as our guidelines for suggesting these plans.

The Plan 2006

Aspen Hills:

1. 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. **Many** tee Boxes are not level and not in good condition. There are many uneven

Star Valley Ranch C.C. Golf Course Improvement Plan..... First Draft

spots and holes in the fairways that need filling and sodding. Most are from earlier repairs that have sunk or were not filled correctly at the time of repair. There are also several places where loaded trucks have driven across fairways causing deep depressions. Those areas can't be mowed, played from or safely driven through with a golf cart.

3. Many varmints have caused mounds of dirt and holes that look bad and play worst. These need to be leveled as they occur. Need equipment to do this task.
4. The rough between two and three fairways need to be mowed down so a player can find a ball to speed up play. This rough should be rough but short enough to be able to find a ball. This should be mowed as needed depending on the rain fall. The rough on the right side of #3 after the turn also need to be mowed to the same level. The slope is extreme and the ball travels deep into this rough. This rough causes slow play and aggravating players. Many local players will not play Aspen Hill due to these unfair conditions. Need to purchase equipment to do this special mowing.
5. Dandelions and broadleaf weeds in the Fairways and rough need to be sprayed. . . Need to budget to hire outside contractor. This is due to the high workload for golf course employees in the spring season getting the course ready for play.
6. Holes and broken blacktop in the cart paths need attention. The long range plan should include replacing all paths with blacktop. Plus addition paths where need is identified.
7. Sprinklers not turning or aimed wrong. Some heads not working at all. Power for control boxes turn off, gone, or wired wrong. This causes many dry spots that can not be watered. Or have to be water by hand. Low water pressure also causing dry spot problems by sprinkler not reaching assigned areas. New heads are not available for repair. Water from Prater Canyon cannot be used on the hill around the office, clubhouse and #9 caused by from a leak under the cook shack. Little is know about this system. The long range plan should include finding out about this water and what happened and what it would take to use this water source instead of pumping up hill.
8. This wish list is not new to anyone working or playing the course on a regular basis. Money has been the problem the past few years. The water system is outdated. Repairs only result in new leaks as the pressure increases. Many little things have not and will be not be included until many of these large problems are solved. Most of the little thing are being handled promptly by the staff. We did not feel it was the charge of this two-person committee to nitpick the small day-to-day stuff in a long-range plan.

Cedar Creek:

1. Holes and broken blacktop in the cart paths need attention. The long-range plan

Star Valley Ranch C.C. Golf Course Improvement Plan..... First Draft

should include replacing all paths with blacktop. Plus building new paths in high traffic areas such as across the bridges.

2. Dandelions and broadleaf weeds in the Fairways and rough need to be sprayed. . . Need to budget to hire outside contractor yearly to do this.
3. There are several places that the new water system cannot reach. The long-range dream list should include lines to the edges of these fairways with 180 degree heads reaching back into the course. Examples would include both sides of #6, both side of #8, right side of #2 between the big pine trees out to the 150 Yard markers. Another example would be the #1 men's tee where the existing sprinkler will not reach the back of the tee box. Many of the dry hard spots now exist and were not covered with the new sprinkler system. This list is not complete but only an example.
4. Several existing tee boxes men and ladies should be enlarged. Most are listed in the earlier long range plan.
5. There should be a restroom located at the #9 Tee box or a Blue house provided until completed.
6. Long-range plan should include funding for a study on storing and using the water from the Fishing Pond then fund the necessary improvements. Pipe has been installed but never used. A pump system maybe necessary.
7. The water hazards on #10 and #18 should be improved or removed in the long-range plan. Short-term water would help. Unknown if these ponds were included in the new irrigation system as a water source.
8. Funding and planning for bunkers or sand traps should be included in the plan.
9. A continued source of water must be provide to both courses.
10. This "Dream List" now goes back to the Green's Committee for their comments and input. We know that not everything is included at this time. It is our understanding that after the final draft is completed that it will be submitted for consideration to be included in the Plan being developed by the Long Range Planning Committee.

Utility Subcommittee Report Submitted by Sharon Backus - July 31, 2006

The following represents the status of the Culinary Water System:

- + Design continues for gas chlorination capabilities in Prater and Green Canyons.
- + Five fire filling stations have been designed, permitted and will be installed when special order parts are received.
- + The Environmental Protection Agency (EPA) adopted the new "Ground Water Rule" which goes into effect in August 2006.
- + Interest in the culinary water system components was solicited from the Town.
- + The Town responded that they are interested only in the distribution system, not the water rights, springs, storage facilities, transmission lines or wells.
- + FISC II chaired by Director Angelovic was formed to study the implications and available mechanisms to make the distribution system available to the Town.
- + WWDC level I report is due from Forsgren Engineering the first week in August.

Roads:

- ❖ Town assumed responsibility for road maintenance on March 15, 2006.
- ❖ Legal process has begun for Town to assume ownership of roads.

Possible additional Questions;

Culinary

1. What is the plan for the care of the culinary water system for the next year? 2 yrs? 5 yrs? (i.e. a fallback plan in case of the transfer of the culinary system to the town not being accomplished.)

Irrigation water system

2. What is the plan to maintain and improve the irrigation water system.
3. What personnel and equipment will still be required.
4. What storage facilities will be needed?

