

Star Valley Ranch Association  
Board of Directors Meeting  
April 21, 2016  
7:00 p.m.  
Town Hall

Mike Wardle: Chairman – Present  
Ron Denney: Vice Chairman – Present via Teleconference  
Maria Simental: Secretary/Treasurer – Present  
Bob Meikle: Director – Present  
George Toolson: Director – Present  
Dennis Christianson: Director – Present  
Marsha Combe: Director – Present via Teleconference

**Call to order:** Chairman Wardle called the meeting to order at 7:00 p.m. and stated that there was a quorum and called for the Pledge of Allegiance.

**1. Adopt Agenda:\***

- Director Christianson made a motion to adopt the agenda.  
Director Simental seconded the motion.  
Motion passed unanimously.

**2. Approval of Minutes for March 2016 Board Meeting:\***

- Director Toolson made a motion to approve the March 2016 Board of Director Meeting Minutes as written.  
Director Christianson seconded the motion.  
Motion passed unanimously.

**3. Standing Committee & Special Reports:**

**A. Chairman's Report: Chairman Wardle gave the following report:**

The DCC&R Officer we hired has declined the offer and Tallia will go back through the applications and choose her second choice.

The Barn will need repairs on the roof. We need approval from Town because they have rules we must follow as far as snow load etc. We plan to hire an architect.

**B. Architectural Report: Director Christianson gave the following report:**

We have 7 permits submitted for this month. Things seem to be picking up and moving.

**C. House & Entertainment Report: Secretary Simental gave the following report:**

The Easter Egg Hunt on March 26th was very successful. There were about 200 kids and over 1,000 eggs hidden. Thank you to Kathy and Tallia for organizing and helping. Also thanks to the Buckley's, Blackman's, Michael Moore and Mike Wardle and myself. Everyone showed up at 7:00am to hide eggs. It's was fun and everyone had a wonderful time.

Our first event is The Welcome Back Luau on Saturday, May 28<sup>th</sup> 6:00pm Potluck Dinner with a Pig Roast (provided by the Association) 7:00pm Dancing with 3 Rivers Band.

Duffer's plans to reopen May 21st, hopefully the weather is warm enough by then.

**D. Election Report: Secretary Simental gave the following report:**

Packets were available for pick up on April 1st. 3 packets have been picked up and 2 returned. If anyone is interested there are two 3 year positions available on The Board. Candidate packet, petition, bio and digital photo are due back by April 26th. May 9th & 10th election committee will assemble packets for mailing. 1st Candidate Night will be June 10th. The 2nd Candidate Night will be June 24th. Election is on June 25th. Anyone who wants to help volunteer let me or Election Chairperson Donna Thompson know.

**E. Golf & Greens Report: Director Toolson gave the following report:**

The sun is out and the snow is almost gone. Work is being done on the Cedar Creek Golf Course. They are working on dragging, blowing and mowing. All 18 greens seem to have come through the winter in good shape. There is mole damage on the fairways as well as everyone's yards. Plans are to open Cedar Creek next week and Aspen Hills in a couple of weeks. Our first project this year is to take a serious look at the bridge crossing on #9 fairway crossing Cedar Creek. What was just last fall a sagging bridge, now shows signs of structural cracking on the south side may require attention very soon.

Ben Whalen is getting the Pro Shop ready another year with new inventory for 2016 He is packing the selves/racks with the latest in golf apparel and newest war weapons to improve your golf game. See ya on the course next week.

**4. General Manager's Report: Chairman Wardle gave the following report:**

All bank accounts are reconciled for the month of March. If you would like a copy of the General Manager's Report it is available on the website.

The bounce house we wanted to purchase is a no go, because our insurance carrier said no. They are fine with us renting it for our events.

**5. Old Business:**

Mike Blackman asked if we have cost estimates on the barn roof repair.

Chairman Wardle said that the engineers will have to determine what needs to be done, once that is known we will get bids.

A question was asked about what's going on with the Silo.

Chairman Wardle said during the winter months we were deciding what to put in the building. We've got to come up with a funding source. What we may end up doing is to ask for a capital improvement or ask permission to mortgage the golf course and borrow money to build the building. We have discussed having a bar and restaurant, pro shop move the office from Aspen Hill and one floor for a meeting room for card players, etc. for year round usage. The Cookshack was used all winter. We will have to determine if we are going to try and save the building at Aspen Hills or move the pro shop into the Cookshack and do away with that old building.

A question was asked why we are having a problem getting a compliance officer.

Chairman Wardle explained that no one wants to deal with 11 sets of DCC&R's 12 if you count 170 pieces of properties that changed hands when the Association was giving out new DCC&R's. They just shake their heads and say no thanks.

**6. New Business: None stated**

**7. For the Good of the Order:**

Bob Meikle addressed everyone about his experience in Boise, ID with his homeowners association. He called the association with a complaint and it was handled within days and no hard feelings. He thinks we should rethink this idea we are only going to send a compliance officer out once we get a sign complaint in the office.

There was much discussion that the Association has no teeth to enforce the DCC&R's only way is to take them to court. We can't take everyone in violation to court, because the association would go broke.

Chairman Wardle said that's where we are with the Sweatt fence issue. It was supposed to work the way Bob said. Mr. Sweatt came in and applied for a permit and it was turned down, because it was too high according to the fence policy. He got his money back and he built the fence anyway. We knocked on this door and

he said the Town said I could build it. We sent him a friendly letter, not so friendly

letter then a letter from our lawyer, now it's a lawsuit. We are going to see if we have any teeth. Once we have one or two of these go to court and if we win, then we will have something we can stand on.

Chairman Wardle said the DCC&R's are not going away, they will be in place until at least 2032.

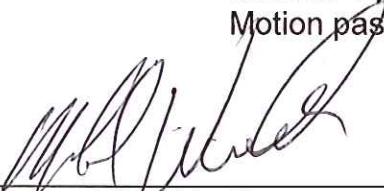
Member Carolyn Thacker said she thinks the board members should set an example and follow the DCC&R's.


Several members asked Director Christianson if he plans to pay lawyer fees and move his trailers if he loses. He replied that will be settled in court and a counter suit will be involved.

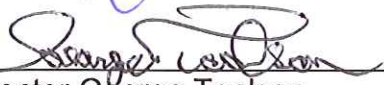
Chairman Wardle said we have the right to ask for court cost/lawyer fees.

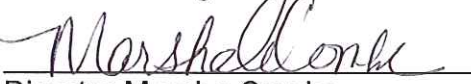
#### 8. Adjournment\*

- Secretary/Treasurer Simental made a motion to adjourn.  
Director Toolson seconded the motion  
Motion passed unanimously at 7:39pm

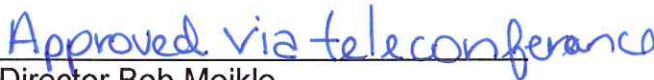
  
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Chairman Mike Wardle

  
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Secretary/Treasurer Maria Simental

  
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Director George Toolson

  
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Director Marsha Combe

  
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Vice Chairman Ron Denney

  
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Director Bob Meikle

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Director Dennis Christianson