

**Star Valley Ranch Association
2016 Annual Membership Meeting
JUNE 25, 2016
The Barn**

In Attendance:

Mike Wardle-Chairman
Ron Denney-Vice Chairman
Maria Simental-Secretary/Treasurer
George Toolson-Director
Bob Meikle-Director
Marsha Combe-Director

I. The 2016 Annual Meeting was called to order at 8:00 a.m. by Chairman Wardle

II. Pledge of Allegiance

The VFW presented the Colors and led the Pledge of Allegiance said by all members present.

III. Invocation was given by Mike Blackman

IV. Reading of Official Notice: Secretary/Treasurer Simental read the following:

"Notice is hereby given that the Annual Membership Meeting of the Star Valley Ranch Association, Inc., a Non-Profit Corporation, of Star Valley Ranch, Lincoln County, Wyoming, will be held at 8:00 a.m. on Saturday, June 25, 2016 in the Barn at Star Valley Ranch.

On the Agenda (2) Directors for 3-year terms. The 2016 Official Ballot is included with this notice and may be returned by mail in the Secretary's Ballot Proxy Envelope or may be voted in person at the SVRA office up to Friday, June 24th at 4:00 p.m. or at the Annual Membership Meeting. Your vote is verified and cast when matched to the lots you list on the stamped Secretary's Ballot Proxy envelope. Be sure to sign your Secretary's Ballot Proxy Envelope before mailing or dropping it off at the SVRA office.

Registration for voting will begin at 7:00 a.m. on Saturday, June 25th at the Barn. Polls will close thirty (30) minutes after the adjournment of the meeting. The Election Committee will post election results in the Barn as soon as the votes are tabulated.

A 30% quorum of all members in good standing needed by attendance, proxy or absentee vote is necessary in order to complete the election or conduct any official business at the Annual Membership Meeting. If you abstain, your vote is also counted as part of the quorum, not for an individual.

V. Opening Remarks: Chairman Wardle made the following remarks:

Welcome everyone to the 2016 Star Valley Ranch Association Annual Meeting.
It's time to elect 2 new Board members.

We are working on getting the driveway which was deeded to the Town as a road, deeded back to the Association. We are doing this because this will make it easier going forward with the Forest Service in our efforts to modify our parking permit.

Chairman Wardle wished everyone a great Property Owner's Weekend. Please sign up to help with the 4th of July celebration. We are starting to wear out the same people who have been volunteering for years. We need some new blood.

VI. Review of 2015 Financial Audit: David DeCoria:

Thanked everyone for giving him the opportunity for the past few years to come and speak. The change in leadership from Kirk to Tallia was a smooth transition. The audit showed the transition went very well from a financial stand point.

The SVRA Cash/Investment increased by \$95,000, Asset and Liabilities stayed consistent.

2014 – net change of \$3,600 up

2015 – net change of \$5,000 down

Between the 2 year period only a net swing of net asset of \$8,000

As a mature organization and the services you are providing to the members. It's important to stay consistent. You don't want too much going into your pockets. That would suggest you're making too much money. In the last 2 year period you are right where you want to be with expenses going out and revenue coming in.

This past year we added \$145,000 to the infrastructure which was spent on tee boxes, cart paths, equipment (mowers, etc.) This money was spent to maintain the assets of the organization. You are receiving an unqualified opinion this year, which means it is without qualification. I believe these numbers are a fair representation of the Assets and Liabilities as of Dec 31, 2015.

He reminded the members that the complete Financial Report is available at the Association office.

- VII. Report of Number in Attendance, Present in Person or by Proxy to Determine a Quorum:** We need 544 votes to have a quorum. Election Chairperson Donna Thompson reported that we are not at a quorum, about 25 short.

Chairman Wardle announce @ 8:12 a.m. that we will adjourn until 11:00am

Meeting reconvened at 11:00 a.m.

Chairman Wardle called to restart and annual meeting. Chairman Wardle apologized for using the word adjourn when we suspended this meeting. He explained that he cannot adjourn the meeting; it has to be done by a vote of the membership.

A question was raised by Member Lovell Hopper that the meeting was adjourned and according to the By-Laws of Star Valley Ranch Association Article 7 Section 4 a new meeting must be scheduled within 10 days and a notice to each member entitled to a vote.

Chairman Wardle denied his objection and will move on with the meeting.

Election Chairperson Donna Thompson reported we have established a quorum and will have the exact numbers later.

- VIII. Reading of Minutes of June 27, 2015 Annual Meeting and approval of same:**

- Member, Patricia Blackman made the following motion: I move that we suspend the reading of the minutes, since they were previously read as published.
Member, Mike Blackman seconded the motion.
Motion passed unanimously.

- IX. Reports of Standing Committees:**

A. House and Entertainment –Secretary/Treasurer Simental gave the following report:

Last summer we had dances, pot luck, chili cook-off and there was a very successful truck or treat and haunted house with over 300 children.

In the spring we had an Easter Egg Hunt with over 100 children attending. Welcome Back Luau that was had at the barn with max capacity. Our first Movie in the Park had over 65 attend that event.

This is Property Owner's Weekend with free golf, swimming. There is a golf tournament going on right now. There will be a dance tonight at 7 p.m. with 3 Rivers Band playing.

4th of July celebration is coming up and we need volunteers to help. Please see Kathy Strickland at the office to volunteer.

B. Golf and Greens Report- Director Toolson gave the following report:

Again in 2016, we have been dealing with "Mother Nature", and what she throws at us. We opened the Cedar Creek course on April 29th this, 18 days later than last year. Along with a late opening in April, most of the month of May was a "Rain Out". You can tell the guys that have been in the cabin too long when they're playing in wind, rain, hail and really close lightning bolts and they're grinning ear to ear because, "if we stay our here long enough-we'll win, cause everybody else went home". Bad news is that

we are down about 370 rounds. Good news is- The sun is out and we are seeing continual improvement in daily rounds along with increasing participants in the annual tournaments played at Star Valley Ranch.

Again this year KUDOS go out to the people behind the scenes that in my opinion do not get enough credit for the 27 fabulous holes at Star Valley Ranch.

Special thanks to Golf Pro, Ben Whalen and his Pro Shop Staff (Ben's a Chicago Bears fan but he's still all right) Golf Superintendent, Kurt (Detroit Lions fan) Richmond and crew that make everything green, General Manager, Tallia Booker and her gang up on the hill, the 16 volunteers on the Golf & Greens Committee, the Men's and Ladies' Golf Associations and this Board of Directors.

About 3 weeks ago the main cart/mower bridge on #9 decided, after 40 years "I'm done". After only 1 day of our golf customers having to detour from the middle of the ninth fairway, down Hardman, up Cedar Creek Drive, back to the other side of the creek on #9---something magical happened---a brand new volunteer group appeared!

The Star Valley Ranch Bridge Crew:

Chris Combe, Tim Thompson, Rick Roundy, Dave Smith, Michael Moore, Mike Wardle, Jeff Earl (our in-house concrete guy that know how to make a Bobcat loader swim), and Johnny Rodabaugh, (our bridge engineer/safety coordinator) who did all the footwork and delivered the new bridge on Thursday. These guys had the new bridge in place yesterday afternoon. Within a two week period between dismantling the broken bridge, rebuilding the foot bridge to accommodate golf carts, and getting the new bridge yesterday, there were well over 100 volunteer man hours these guys donated-- "Just for Fun"!

It's free golf today, go checkout what these people have accomplished to improve your golf courses here on the Ranch.

Thank You to all—When we work together---It Works.

C. Legal and Finance Report – Director Combe gave the following report:

We had several productive meetings last fall. Not a lot to do this spring. We had a meeting May 17th we discussed a few items. We have a great group on the committee: Bob Lujan, Donna Thompson, Rebecca Fridal, Rusty Kunkle, Bob Hayes and Ann Earl. We get together once a month to talk about things that have come up and need taken care of.

D. Utility Report – Vice Chairman Denney gave the following report:

This report summarizes the activities undertaken by the Utilities responsibility over the past year.

To understand the requirements of the Forest Service permits for Green Canyon and the Wyoming water rights permits, a tour with Mark Johnson of the Wyoming State Engineers office in Cokeville of the Green Canyon Stewart Pipeline and Brog Pipeline and the endpoint utilization was completed in July 2015. It was learned that the water rights permits need to be updated to reflect the numerous changes that have been made.

We discovered within our records for the Forest Service permits for Green Canyon that the last annual permit fee to be paid was in 1998 and that Leisure Valley had been receiving the invoices and paying them. We completed an agreement with Leisure Valley to reimburse the fees that SVRA should have been paying. These fees total \$1,380.46.

Since the Forest Service permit for Green Canyon will expire in 2017, a tour of the Green Canyon pipelines was completed with Richard Raione, the cognizant Forest Service Ranger, on July 4. He provided invaluable advice on what to include in the permit renewal request, including inclusion of improvements that would help him to perform the appropriate NEPA documentation.

To support the Wyoming water rights permit modification and the Green Canyon permit, contracts with surveyor Scherbel and Forsgren Engineering were established last fall to refine the Green Canyon water usage map and to get a cost estimate to upgrade the water collection pipeline in Green Canyon. This work began last fall and continued this May.

The barn/silo parking permit, which was updated last year, has been reviewed to identify what modifications would be allowed. The map for 2 ½ acres included in the permit was found and determined

to be significantly different from that being used. A meeting was held with the Forest Service personnel to understand steps that SVRA needs to undertake to correct the permit.

Chip sealing of the parking area around the Cedar Creek Pavilion and for the Aspen Hills office and golf course was completed in August.

The modifications to the stairs and decking for the Aspen Hills office building were completed.

The Cookshack was winterized last fall and kept open last winter successfully. It has also been sound dampened to reduce noise levels.

The Association has continued to support the Town of Star Valley Ranch Natural Resources Board activities by providing chairs, tables, and facilities for their events.

X. Introduction Of Candidates For The Board Of Directors- Chairman Wardle:

For the two 3-year terms we have 3 candidates: George Toolson, Jere Kovach and Bob Hayes.

XI. Announcements: Chairman Wardle made the following announcements:

Today we have they free hot dogs and soda will be served until they are gone. The Barn Dance is tonight at 7 p.m. with 3 Rivers Band. Also today free golf and swimming.

The polls will close 30 minutes after the meeting adjourns. Please vote.

XII. Adjournment:

- Member, Mike Blackman made a motion to adjourn the meeting.
Member, Patricia Blackman seconded the motion.
Motion passed unanimously. Meeting was adjourned at 11:17 a.m.

The voting polls will close at 11:47 a.m.