

Star Valley Ranch Association  
Board of Directors Meeting  
April 20, 2017  
7:00 p.m.  
Town Hall

Mike Wardle: Chairman - Present  
Ron Denney: Vice Chairman – Present via Teleconference  
Donna Thompson: Treasurer – Present via Teleconference  
Marsha Combe: Secretary – Present via Teleconference  
Bob Meikle: Director - Present  
George Toolson: Director - Present via Teleconference  
Jere Kovach: Director - Present

**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.

Chairman Wardle thanked Council Person Sue Abrams for opening the building and for letting us use the facilities.

**1. Adopt Agenda:\***

- Director Kovach made a motion to adopt the agenda.  
Director Meikle seconded the motion.  
Motion passed unanimously.

**2. Approval of Minutes for March 2017 Board Meeting:\***

- Director Meikle made a motion to approve the March 2017 Board of Directors Meeting Minutes as written.  
Director Kovach seconded the motion.  
Motion passed unanimously.

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

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

There will be 3 Board Member positions available this year. If you are interested in running for the Board of Directors, packets are available at the SVRA office.

**B. House & Entertainment: Secretary Combe gave the following report:**

On April 15<sup>th</sup> we held the Annual Star Valley Ranch Association Easter Egg Hunt. Approximately 75 children attended this fun event. As always this was a very successful event that is fun for the kids, parents and grandparents alike. A special thanks to Kathy & Michael Moore, Mike Wardle, Tallia Booker, Brooklyn McDannel, Ron & Margaret

Zakoor, and John & Jill Prosek, for volunteering their time to make sure this event went off without a hitch.

Our next event will be the Mexican Fiesta dinner and dance at the barn. It will be held on May 27<sup>th</sup>. Dinner will start at 6 p.m. and dancing will start at 7 p.m. SVRA will provide taco's, everyone else is encouraged to bring a side dish to share. The band "Blazin' Aces" will provide hours of dancing. This is a family friendly event so bring the entire family.

Chairman Wardle added that the new roof is on the barn and if it rains during the event it won't leak.

**C. Election Report: Secretary Combe gave the following report:**

The last day to turn in packets is April 25<sup>th</sup>

Fran Moore will Chair the committee and Ann Earl will Co-Chair.

The Election committee will meet around May 10<sup>th</sup>.

The committee plans to put packets together on the 15<sup>th</sup> and 16<sup>th</sup>. Mailing out on May 17<sup>th</sup>.

Member Ed Koch asked how many election packets have been picked up so far.

Manager Booker stated that 2 packets have been picked up and 1 returned.

**D. Utilities Report: Vice Chairman Denney gave the following report:**

We have 2 motions tonight. The 1<sup>st</sup> addresses previously approved expenditures. In August 2016 we authorized \$80,000.00 to be spent on the barn roof. Today \$62,345.00 has been spent. We also authorized in July 2016 \$2,500.00 for a survey of the airstrip which has been completed.

- Vice Chairman Denney made a motion for the \$62,345.00 and the airstrip survey of \$2,500.00 be taken from Major Maintenance. Total of \$64,845.00  
Director Kovach seconded the motion.  
Motion passed unanimously.

We have 2 new expenditures to approve. The 1<sup>st</sup> is a road survey of Cedar Creek, this is a turnaround on the east of the Barn. It needs to be surveyed before the Town authorizes turning over this to the Association. We have a bid from Scherbel of \$2,500.00. The 2<sup>nd</sup> is a requirement by our insurance company for the playground. The insurance company is requiring a rubber playground mulch material. Tallia has done research and has found a material that meets the insurance needs, which is \$5,500.00.

- Vice Chairman Denney made a motion to move \$2,500.00 for survey and \$5,500.00 for a total of \$8,000.00 from Major Maintenance. Treasurer Thompson seconded the motion.

There were questions asked about the safety of the rubber mulch.

General Manager Booker and Chairman Wardle explained we are going with the best product on the market.

Motion passed unanimously.

Vice Chairman Denney stated that in February we authorized \$200,000.00 for Barn/Silo project. This covers taking down the Silo, temporary building and any other improvements such as bathroom, electrical etc. in the Barn.

- Vice Chairman made a motion to move \$140,000. from Future Needs account and \$60,000.00 from Barn/Silo Restricted account. Director Toolson seconded the motion.

There were questions asked if the Barn will be a year round facility and the time frame of the Silo project.

Chairman Wardle explained that we are now doing maintenance. The Barn was never designed to be a year round facility. The temporary building will have ADA bathrooms, pro shop and Association office. The Aspen Hills building will be for Aspen Hill pro shop only. The Silo is in the process of coming down, the top two floors are already gone and the contractor only started on Tuesday. The project is moving faster than I had anticipated.

General Manager Booker said the demolition will be completed by the 15<sup>th</sup>. The temporary building will arrive on the 15<sup>th</sup> and completed by the 19<sup>th</sup>.

Motion passed unanimously.

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

**Account Statements:** All bank accounts have been reconciled for March without discrepancy.

**Assessments:**

**2009 Lawsuit through 2016:** 76 Lots unpaid (3.77%).

**2017 Assessment Status:** 1451 Lots (71.97%) paid in full. 565 Lots have not paid; of the 565 not paid in full 162 lots have balances of \$0.61 or less.

As a friendly reminder the Board set the 2017 assessment at \$360.60. A payment of \$360.00 will not bring your balance current and will in turn make you ineligible to vote or receive member pricing. If you are unsure if your assessment is paid in full, please call the office, we are happy to help.

**Business Activities:**

The monthly transfers for the allocations of Annual Assessments transferred from the Operations Checking account are:

- There was not a transfer for Barn/Silo Redevelopment into the Restricted Account as there were no outstanding assessments paid as shown below:  
2012 - \$0.00 (0 lots x \$44.09 for each assessment paid)  
2013 - \$0.00 (0 lots x \$40.00 for each assessment paid)  
2014 - \$0.00 (0 lots x \$40.00 for each assessment paid) Total = \$0.00  
The account balance as of 3/31/2017 is \$207,965.83 which includes accumulated interest.

- The monthly transfers for the Major Maintenance Reserve Account was as follows:  
2015 – \$0.00 (0 lots X \$21.88 for each assessment paid)  
2016 – \$0.00 (0 lots x \$12.64 for each assessment paid)  
2017 – \$1,702.80 (440 Lots x \$3.87) Total = \$1,702.80  
The account balance as of 3/31/2017 of \$108,335.33 including accumulated interest minus any approved expenses.

Opening the additional account for SVRA future needs will require Board members signatures which will be gathered once everyone is back for the summer. Once the account setup is complete the funds allocated per each assessment will be reported as are the above accounts. The running balance, as of 3/31/2017, of the future transfer is \$143,745.24. These funds currently remain in our operating account.

An overview of SVRA Financials finds that March Gross Profit slightly above budgeted levels and Total Expense slightly above budgeted levels (8.4%) resulting in year-to-date Net ordinary income prior to depreciation at 96.7% of budgeted levels. The YTD cash assets (3/31/2017 Balance Sheet) Total \$1,835,175.98. The summary of the financials are, as always, available on the SVRA website.

The annual audit of SVRA financials is complete. DeCoria, Maichel & Teague (David DeCoria) again conducted the audit. They will be presenting a report of the SVRA financials at the Annual Meeting in June. The auditor's report is available on the website and in the SVRA office.

**Facilities:**

Ernie will be getting the pool ready for the upcoming season soon. Recommendations from our pool experts in Pocatello, ID, suggested we complete the work to redo the pool deck in the fall as the soil is very saturated in the spring making it heavy. The age of our pool and a spring completion could result in our pool collapsing. Work on the pool deck will be completed after Labor Day.

**Barn/Silo:**

Ernie has been busy organizing and prepping the barn and silo for the upcoming changes. Those changes include demolition of the silo, adding a ladies restroom to the barn at the main entrance, and bringing in a modular unit that will house the pro shop and administrative offices. The modular unit is a leased unit that we plan on utilizing for 2 years, until further plans can be made.

This morning the silo roof came off. This is the beginning of the demolition for this unsafe building. Please remember to use caution when near the barn/silo. Cedar Creek Drive is closed the entire way around the barn and silo. Please stay off the hill, keep a safe distance from the silo and the heavy equipment being used. Please obey all safety measures in place to prevent accidents and delays with this large project. The demolition of this facility will allow for the Association to start making plans for a safe facility that can be used year-round.

With all the changes being made to facilities please watch the marquee, email, website and our Facebook page for updates, hours and schedule of events.

**Pro Shop:**

Ben is now back at work, and has been busy contacting vendors, sponsors and getting everything ready for a busy summer season. He has begun to set up a temporary Pro Shop in the Duffer's location. Ben is as excited as everyone else is and would like to get golfers out on the course.

In an effort to ensure everyone's safety we are postponing the opening of Cedar Creek for one week. Opening date for Cedar Creek will be Friday April 28, 2017. The pro shop will be located in the barn only until the modular building arrives on or around May 19<sup>th</sup>. At that time we will prepare to open Duffer's for the season.

**Golf Course Maintenance:**

Kurt and his crew have been readying our courses for the upcoming season. The course made it through the winter in great shape. Cedar Creek will open next Friday 4/28, hours to extend as weather improves. Aspen Hills will open in the next couple weeks.

5. **Old Business:** None Stated

6. **New Business:** None Stated

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

Director Bob Meikle thanked Chairman Wardle for amazing job he has done as chairman. His leadership has been remarkable. He stated that Mike & Tallia have been an amazing team. Tallia has stepped in for Kirk Sessions and worked through some very difficult circumstances. The entire staff at SVRA has teamed up and put in an amazing effort. He said Jere Kovach deserves a lot of credit because he came back and ran for the

Board when he thought things weren't going as well as they should. The other members of the Board have been great team players.

Director Meikle stated that there were times he thought being on the Board was a total waste of time. But what's gone on the last few months, I see SVRA moving in the best direction it has in the 40 years I been involved here. Thanked everyone and encouraged them to stay involved and consider running for the Board to make a difference.

*"Town of Star Valley Ranch Councilman Sue Abrams stated she had 2 issues to cover.*

*1<sup>st</sup> issue is a letter she read from the Association to Town dated March 17, 2017*

*Town of Star Valley Ranch Planning & Zoning and Town Council Members*

*It is the intent of the Star Valley Ranch Association to enforce, as prescribed by law, and adhere to:*

- 1. ARTICLES of INCORPORATION of STAR VALLEY RANCH ASSOCIATION; ARTICLE 111-GENERAL PURPOSES (paragraph f)*
- 2. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS; ARTICLE V11 SECTION 1, ARCHITECTURAL CONTROL*

*Therefore, for the Association to remain compliant it is necessary for all construction on PLATS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,20,21 and 22 to be processed and approved by the Association's Architectural Committee prior to the Town of Star Valley Ranch issuance of any building permit.*

*The goal of the Association and the architectural committee is to enhance the overall process' to assist the Town and the property owner. To properly facilitate the laws and covenants referenced above for the PLATS listed the process must begin with the Association. Upon receipt of application to build, the Association will process request within a maximum of 15 days of receipt of application and will provide the applicant a CERTIFICATE OF COMPLIANCE, once verification all requirements and standards have been met. The Association understands the Town will not issue any building permit without submission—by the property owner—of a CERTIFICATE OF COMPLIANCE from the Association.*

*It is the intent of the Association to cooperate with the Town of Star Valley Ranch at all times. It is further understood that the process from the Association will be completed in a maximum of 15 days and the process will be welcoming and positive to assist in the future development and integrity of the community as prescribed by law, and recorded with Deed.*

*Thank you for your needed cooperation. We look forward to a successful and functional process that will enhance the Association and the Town of Star Valley Ranch.*

*Sincerely,  
Michael Wardle  
Chairman, Star Valley Ranch Association Board of Directors”*

Councilman Abrams stated the Town was surprised to get it. Their main concern is the 15 days and what would happen if not done in 15 days? She thinks a formal living document that would be enforceable should be drawn up so we don't have to go through this with each Board.

Director Meikle thanked Sue for her efforts bringing the Association and the Town together on this issue. He said as regards to the 15 days. He doesn't think the Town will have to wait on the Association Architectural Committee. The key will be getting the application the same time as the Town.

Councilman Abrams said she is working on changing the procedure.

Councilman Abrams addressed the 2<sup>nd</sup> issue. A reading of a letter she wrote 4/20/2017

*“Dear Neighbors, Home Owners and Citizens of the Town of Star Valley Ranch:*

*I campaigned, promised and you elected me to protect the financial integrity, health, safety, and welfare of the Town of Star Valley Ranch.*

*Title 6-Building and Title-9 Zoning Ordinances are documents that regulate the type of building and/or construction-as well as the planning and zoning of our community, Both documents are living documents which should change as the community grows and expands, as industries improve and change, natural disaster call for change, as improved building procedures are recommended, and superior products become available. Title 6-Building and Title 9-Zoning are directly influenced by the International Code Council (ICC), International Building Code (IBC), and the International Residential Codes (IRC). The codes are accepted as the bare necessity for all construction within each specific town and cities across the country. The ordinances which support these codes, which currently exist in our Town are from 2006.*

*The Town Council is considering the P&Z Board's recommended changes and updates in the upcoming Town Council Meetings. The four main areas are listed on the following page, however, the main item that will have the biggest impact on our community is a YES vote to restrict Manufactured (Mobile) HUD Homes or NO Vote against passage of the ordinance restriction, which would allow this type of constructed home in our community.*

*This one item may have the greatest impact on the future of our community, its appearance and the value of our existing homes.*

*I am voting “YES” on the adoption of the new/revised changes to Title 6 and Title 9. Your voice is important and should be heard.*

**Beyond the Mayor and Town Council's duties, the main instruments needed to protect the integrity of our community and health, safety, and welfare are Title 6-Building and Title 9-Zoning. When first drafted and adopted, both documents served well; but around 2014/15, both were forgotten or ignored.**

**The P&Z Board has worked to not only reinstate the original Title 6-Building and Title 9-Zoning, but to enhance, strengthen and make these documents current to 2015.**

**The four major goals behind the work of the P&Z were to address the following issues:**

- 1. Engineering: Restore and return the engineering ordinance to Title 6-Building, which had been removed and then to upgrade to 2015 standards.**
- 2. Manufactured (Mobile) HUD Homes: Although HUD codes were never in Title 6-Building ordinance or approved, it will be intentionally featured in the new drafts to prevent installation now and in the future, unless properly zoned for through future land annexation.**
- 3. Modular Homes: Provide ordinance and standards which would allow for Modular Home installation if they meet the same standards as provided in our ordinances for a Stick Built Home and verification is obtained by the Town prior to delivery and installation.**
- 4. 2015 IRC/IBC Codes: To update from 2006 to 2015 codes in Title 6-Building and Title 9-Zoning will ensure the structural integrity of homes, as well as the community. The objective is to enhance the health, safety, and welfare of the Town of Star Valley Ranch, and provide the required process to protect the integrity and financial values of the community.**

**If your Town Council's vote is NO, it will kill the entire process on the first reading or at any other time during the process.**

**If your Town Council's vote is YES, and passes all three readings by the Council, then the Town will be back on track and will sustain itself as the premier community it was designed to be.**

**We are your elected representatives, you voted for us and I hope we can deliver the results you desire. If you are concerned, as I am, your participation in the upcoming meetings will help to determine the direction of our community, you can affect the outcome and direction of our community and this is how you do it:**

- 1) There will be 3 Town Meetings for readings: May 10<sup>th</sup> 6:00pm Town Hall, May 24<sup>th</sup> (special Meeting TBA) 6:00pm Town Hall, and June 14<sup>th</sup> 6:00pm Town Hall. Attend all the meetings because your voice can affect the outcome.**
- 2) Title 6 and Title 9 will be published for your review on the Town Web site, posted in the Postal Center and Town Office. Your understanding of these documents and input will be heard and valued, and be acted upon through the mayor's and Council's vote.**
- 3) It is my job to represent you so anyone not able to attend all 3 meetings can contact me by phone (530) 330-3749 and /or by email [sabrams@starvalleyranchwy.org](mailto:sabrams@starvalleyranchwy.org) Everyone's comments and voice will be heard, and I will forward everything to the Mayor and the other members of the Town Council.**

**I cannot make the necessary changes to protect your lifestyle and assets, by ensuring the health, safety, and welfare of the community, without your help and participation.**

**Mark your calendars and make sure you are at every date noted above, or call or email so you can express your YES or NO vote along with your thoughts. Snow birds, you are a significant part of this community, and we know most you will not be here, but your participation is necessary. Year-round**



residents, many of you work in Jackson which makes it hard to make the meetings, but your participation is also needed. Call my phone, or email if it is impossible for you to be present, your voice will be heard and placed on the record.

As your elected representative, for now this is the best I can do. The outcome is up to you. Your participation at every reading may determine the outcome. Thank you ahead of time for your participation and G-D bless.

Sincerely,

Sue Abrams, Town Councilman Town of Star Valley Ranch”

This letter is personally written by Sue Abrams, has been paid for by Sue Abrams, and is not endorsed or approved by the Town of Star Valley Ranch, Mayor, or Council.

Director Toolson stated that he is convinced that if these 3 readings go through we are looking at a future RV Park on Star Valley Ranch. We need to get behind this and make sure the engineering comes back into the Town permits, along with the updated IBC code. We need to get behind this now and not look back 6 months from now saying we screwed up.

Chairman Wardle stated if the Town annexes property in and allows manufacture homes. That’s nothing to do with the Association and they are within their purview to do so.

As Chairman of the Board I have never supported HUB manufactured homes, there are 9 on the ranch that we know of. There is an Operating Policy written by a previous Board not to allow anymore. Clayton Homes lawyer sent us a nasty letter our lawyer sent back a response and we haven’t heard back from them.

There was much discussion about making sure you voice your opinion on this matter.

Chairman Wardle stated he plans to make an appointment with the Mayor and share how this Board feels about this issue.

#### 8. Adjournment\*

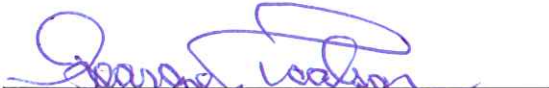
- Director Toolson made a motion to adjourn.  
Treasurer Thompson seconded the motion.  
Motion passed unanimously at 8:03 p.m.

  
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Chairman Mike Wardle

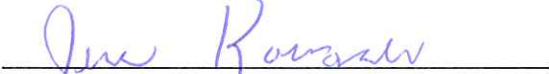
  
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Vice Chairman Ron Denney

  
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Treasurer Donna Thompson

  
\_\_\_\_\_  
Secretary Marsha Combe

  
Director George Toolson

  
Director Bob Meikle

  
Director Jere Kovach