

Star Valley Ranch Association
Board of Directors Meeting
July 19, 2018
7:00 p.m.
SVRA Cookshack

Ron Denney: Chairman – Present
Jere Kovach: Vice Chairman – Present
Donna Thompson: Treasurer – Present
Fran Moore: Secretary – Present
George Toolson: Director – Present
Marsha Combe: Director – Present
Robert Meikle: Director – Present

Call to order: Chairman Denney called the meeting to order at 7:00 p.m. and called for the Pledge of Allegiance.

Chairman Denney recognized special guest, Mayor Kathy Buyers.

1. Adopt Agenda:*

- Director Toolson made a motion to adopt the agenda.
Treasurer Thompson seconded the motion.
Motion passed unanimously.

2. Approval of Minutes for May 2018 Board Meeting.*

- Vice Chairman Kovach made a motion to approve the May 2018 Board of Directors Meeting Minutes as written.
Director Toolson seconded the motion.
Motion passed unanimously.

3. Approval of Minutes for June 23, 2018 Board Organizational Meeting. *

- Director Toolson made a motion to approve the 2018 Board Organizational Meeting Minutes as written.
Vice Chairman Kovach seconded the motion.
Motion passed unanimously.

4. Approval of Minutes for July 2, 2018 Board Special Meeting.*

- Secretary Moore made a motion to approve the 2018 Board Special Meeting Minutes as written.
Director Combe seconded the motion.
Motion passed unanimously.

5. Standing Committee & Special Reports:

A. Chairman's Report: Chairman Denney gave the following report:

Welcome to the July 19, 2018 meeting of the SVRA Board of Directors. This is the first meeting of the directors since new members were elected last month. We thank everyone who voted in the annual election because we now have seven duly elected directors to carry out the board business.

Our first workshop, held on Tuesday, covered many topics, several of which will be addressed by directors in their individual committee reports. There are three topics that we didn't assign to a committee so I will cover them in my report.

First, I want to address recent concerns by members about utilization of our facilities, with appropriate preferences being given to members. There have been times this summer when the swimming pool has been at capacity. Many nonmembers are taking advantage of the pool because it is the only one in the valley. There was a complaint about control of the quilting group by a nonmember. A letter was received commenting that nonmembers should not be allowed to utilize our facilities at all. We noted that we could not get in touch with the Wednesday Texas Hold-em group when the Town of Star Valley Ranch needed to use the cookshack this last week for their monthly meetings. We need more input from the membership regarding these issues, but one step we plan to take is to set up a charter requirement for every group. The charters will require officers to be identified and maintained with phone numbers and emails. First, having all groups identified and chartered will enable us to publish the existence of these groups on the website so members that are wanting to learn about the groups can get in touch with the appropriate group leadership. Second, the charters will require that group leadership become involved in the management of the facilities by providing input and by providing control and management of the groups. This system is widely used in other HOAs that I am familiar with.

Second, we have received a petition in June 2018 asking that SVRA prohibit snow machine recreation on the common area. We understand that snow machine recreation has been allowed for many years. In recent years, in order to gain some control over the snowmobile riders, we have instituted a permit system in order so that a brochure that places limits on the snowmobile use can be given to the permittees. Unfortunately, there are still some users that persist in noxious behavior that is considered unacceptable by many members living on the ranch. We also understand that snowmobiling is an enjoyable winter recreation activity. Removal of this activity will most certainly result in complaints that the ranch is favoring cross country skiers and snowshoers and that we are expending funds to provide those recreation activities unfairly to the snowmobilers. So, the Directors next step will be to evaluate the need for a policy to be re-established regarding winter recreation, and to review the brochure. Another thought is to request that charters be established and approved for the various winter user groups, and to require that officers be identified for those groups. Possibly, placing some of the onus on these groups to control their members may be beneficial. Your input will be deeply appreciated. This is not an uncommon issue. Routinely, user groups such as hikers, hunters, horse-back riders, etc., complain and attempt to request control of the noisier groups in our forests and mountains.

Third, we have received member input that the board is not informing the membership, or that we are being secretive. We believe that we have been working to communicate with the membership with all the tools we have. The annual newsletter that comes out each January with the assessment notice is the primary tool that describes what has happened in the past year, as well as projects the goals for the coming year. A full page that describes the conceptual plans for the new facility was provided. The monthly meeting minutes are placed on the website as quickly as possible after all directors are given a chance to review them. Numerous major headings are maintained on the website, and relevant topics are also presented. Weekly emails are issued to notify membership of upcoming activities. However, only about 800 members have provided their email address to the office and, through the email provider, we know that only about 350 members will even open their SVRA email. We also have a Facebook account. We are looking for member input in this area.

B. Finance & Legal Committee Report: Vice Chairman Kovach gave the following report:

We are going to reconstitute the finance and legal committee soon. If there are any members who want to be on it let me know after the meeting and if you are on it now, then that's great! I have 4 motions for us to look at tonight. The first one is:

I move to approve closing the Rocky Mountain Bank account and transferring the funds to Bank of Star Valley.

The amount involved is \$204,114.09. We kept this money in as many banks as we could so we had the FDIC Insurance on it, but now we are ready to start construction. We are consolidating the money so we will spend our money first in this construction project before we start on the money from the loan.

- Vice Chairman Kovach made a motion to move that we close the Rocky Mountain Bank account and transfer the money to the Bank of Star Valley.
Director Combe seconded the motion.
Motion passed unanimously.

Member Jim Vandel showed interest in which banks we had money in.

Vice Chairman Kovach answered that we have Pinnacle Bank in Arizona and that is where we have our emergency fund. They gave us the best interest rate so we are using them. We have First Bank, State Farm Bank, and Bank of Star Valley.

- I move to approve closing the July 4th account that we've had for a number of years.

We are just transferring those funds from our operations account. The money involved is \$3,112.90.

I thought that I would just give you an idea of what we spend our money on this past year before the 4th of July came along. We bought acrylic boxes for the prize booth so the kids could see their prizes better. We bought three (3) 10x20 pop up tents that are a lot easier to put up and take down. We bought one red 10x10 pop up tent so then the MC could be identified quickly. We bought a new microphone system including a lapel mic and two wireless mics. If you have been there in the years before, then you know that it was time for a new system. We bought some new games for the kids to play. We bought ones that are really good quality so they should last for a long time! We spent \$2,291.59 over the past year for July 4th.

Chairman Denney added that in the past the 4th of July was used for seed money, but we have been budgeting these past few years so we don't need the seed money so it has been just sitting there. So we decided earlier on that we should use that for items to improve the 4th of July. This is a motion to make that official.

Director Combe seconded the motion.

Motion passed unanimously.

- Vice Chairman Kovach made a motion to approve a policy variance for the Herron Family on the \$500.00 transfer fee.

This is a situation where the transfer is just from the people who are already on the deed to their trust and it's the same people in both situations and we feel like there shouldn't have to be any fee paid when you are moving into a trust.

Secretary Moore seconded the motion.

Motion passed unanimously.

This next motion is very similar. The difference is that there was a death and when the transfer took place. It looks to me that the attorneys put it in the trustees name instead of the people they were supposed to put it in. It took them two weeks to catch it. It was no fault of the people who are inheriting the property. They paid the \$500.00 to get it transferred to them. We are just releasing them from the liability of the \$500.00 for the 15 day mistake that the attorneys made going to the wrong people.

- Vice Chairman Kovach made a motion to approve that that variance.
Treasurer Thompson seconded the motion.
Motion passed unanimously.

C. Golf & Greens Committee Report: Director Toolson gave the following report:

This one is "Short & Sweet", mainly because everyone else wants to put in their two cents worth tonight. Both Aspen Hills and Cedar Creek courses are in really great condition. We could use some nighttime showers from "Mother Nature" but all is good for the heat we have been experiencing in July. We still have a constant source of irrigation water from Green Canyon even though last winter's snowpack has now has now diminished significantly from the higher mountain peaks.

Both the "Pro Shop" and "Golf Course Maintenance" crew continue to be busy as hell with scheduled events over the past few weeks, and the ones that are scheduled in the future. The next event on the calendar is the annual "Member/Guest" tournament starting next week on the 26th through the 28th. The following week will be the annual "State of Wyoming Firefighters" tournament to be held at Cedar Creek hosted by the Alpine Fire Department.

The fact & figures of this golf season at SVRA year to date on July 17th 2018 compared to the same date last year are as follows;

1. Golf Income is up \$22,109.17.
2. Golf expenses which include Pro Shop Golf Course Maintenance are down \$17,437.56.
3. Total rounds through the 17th are 8,194 compared to 6,958 a year ago.

If you haven't done it yet, "go hit a ball", you have never seen these two courses in this good of condition.

D. House & Entertainment Committee Report: Director Combe gave the following report:

The 21st Annual 4th of July Celebration was again a booming success! This year approximately 300 pancake breakfasts and 560 hamburger and hotdog lunches were served. Approximately 50 pies and 1 cake were made and donated. Over 500 free snow cones were served. An uncountable number of excited children took home approximately 6500 prizes, plus ribbons won in the races and awards won in the golf cart, bike, and tricycle parade. All of this and an opportunity to celebrate the birth of our nation and honor those that have served and are serving in our armed forces, in a beautiful flag raising ceremony!!

This important event at SVR is possible because the SVRA staff and approximately 100 volunteers gave up their time to make it possible! To each of these people please accept our deepest appreciation and heartfelt Thank you!

The 2nd Movie in the Park for 2018 was held on July 13th. We had approximately many families show up for the movie. The movie shown was "The Goonies". Free popcorn was also provided for those in attendance.

Events planned before the next Board meeting includes our final Movie in the Park for 2018. Toy Story will be shown on August 10th at Cedar Creek Park, (Cedar Creek #9 fairway).

The final Community Garage Sale for 2018 will be held on August 11th. Call or stop by the SVRA office to get your address on the map. You must submit your address by August 9th at 4 p.m. to be included on the map. Maps will be placed by the airstrip Saturday, August 11th by 8 a.m.

E. Utilities Committee Report: Director Meikle gave the following report:

On the agenda is a motion to allocate Tennis CD Funds for Tennis Club use. The exact number that is in this Tennis Fund is \$26,576.79.

- Director Meikle made a motion to move that we allocate that amount of \$26,576.79 and we allocate those funds for Tennis Club use.
Director Toolson seconded the motion.

Chairman Denney explained that years ago this money was donated by the Tennis Club for new courts and it has been sitting there for years. The existing committee sent us a letter signed by the president asking that this money be used to replace the fence around the courts. So we have it priced and we can get it done within the amount. That funding will be used as a request to replace that fence.

Member Ed Koch stated that he didn't think it was a donation.

General Manager Booker stated that it's hard to find the record. The Auditor has searched his records as that is how we heard about the exact details. The Auditor explained to me that in order for us to use those funds, we need to approve these funds, acknowledge the fact that there was no need for additional courts and that we are going to use them specifically for the courts that we do have.

Motion passed unanimously.

Director Meikle continued saying that there are two other items that came up in our workshop a couple nights ago. One is that we had a gentleman make a presentation about a proposal to possibly buy the airport from the Association. After discussing things, the Board decided that we are going to form an airport committee so if anyone would like to participate please contact the office.

We are going to look into a number of the issues that were brought up in this workshop. No commitments were made to the gentleman.

The other item is the Pickleball courts. Bob Lujan has been working on the Pickleball court issue for the best part of the year and recommends that we actually build two new Pickleball courts down at the North end of the runway. For a number of reasons the Board agrees that it is the right location for the addition so we are in the process of measuring out those outbidding bids. That funding has already been approved.

Chairman Denney added that Pickleball was a budget item in this year's budget.

Member Koch had asked about restrooms and drinking water by the Pickleball Courts.

Chairman Denney stated that we may move a temporary porta potty by the courts and you will need to bring your own drinking water.

F. Architectural Control Committee Report: Director Meikle gave the following report:

We have twelve approved permits since the May Board meeting. We have had one for a fence, two for exterior paint, one addition, one deck, one landscaping permit, and six new homes.

Manager Booker added that since the beginning of 2018 we have had 31 total approvals: one deck, two driveways, two exterior paints, two fences, four garages or carports, three landscaping, two additions or remodels, one sprinkler system, and fourteen new homes.

G. SVRA Cedar Creek Center Progress Update: Director Thompson gave the following report:

In July of 2016 I joined the Board of Directors to fill a position that had been vacated by a resigning Board Member. At that time, I was asked to head the Barn/Silo Remodel/Maintenance Project. I jumped in to do what I was asked. During the last two (2) years we have discussed this project openly, in monthly Board Workshops as well as the monthly Board Meetings. Some folks think decisions and discussions about this project have been done secretly and without notice to our members. I am here to report what has gone on since I took on this task so you can see that everything has been done openly and honestly.

Board Workshops are held on the third Tuesday of each month. These workshops are held to discuss areas of concern and interest regarding issuing relating to the Association. These workshops are open to all members and all members are welcome to join in. Agendas are prepared for the workshops and are always available the evening of the workshop. Workshop Agendas have shown the Barn/Silo Project as a topic of discussion in the following months:

August, September, October and November 2016. Also, in 2017, at the workshops held in February, March, April, July, August, September, October and November. (June was the annual meeting and no meetings are held in December.) And in 2018, the Barn/Silo Project has been on the Workshop Agendas every month.

In addition to discussing the Barn/Silo Project and all the related issues to that project in the Workshops, there have been reports and updates given at the monthly Board Meetings, which are held on the third Thursday of every month except December. The detailed Barn/Silo reports were given in the Board Meetings in August and September 2016, as well as March, April, July, August and September 2017 and also in January and April of this year. In addition to the reports given at the monthly Board Meetings, the Chairman's report at each of the monthly meetings included an update on the project.

So, for anyone to insinuate that we have been secretly moving forward on this project is an insult to this Board and to the GM and staff of this Association. Countless hours have been dedicated to this project by a volunteer board and our GM and I appreciate all of the hard work that has been done to help us move forward in a positive direction.

To clarify issues regarding a vote that occurred in November of 2016, I will offer the following: It was the Board's decision to go to the Membership for a vote on four (4) items, including, 1) One-time Special Assessment of \$100.00; 2) Transfer of Funds to be used for remodel/replacement of existing Barn/Silo; 3) Fixing the basis of the annual assessments for all plats at \$375 (which can only be voted on in the 4th quarter of the year); 4) Authorization to borrow funds to complete the Barn/Silo project.

We did not reach a quorum until the extended 2nd Special Meeting vote at which time we did not have 2/3rds of the votes cast in favor of those four (4) issues, therefore the vote did not pass. Even though the vote did not pass, I would like to state that at each meeting, the FOR votes were greater than the AGAINST votes.

As a side note to the Special Meeting called in November and then again in December, we did not hold those meetings "after the snowbird population left to go South so we could skew the vote" as some people claimed, it was held in the 4th quarter of the year to comply with the By-Laws and DCCR'S wherein a change to the basis for the maximum annual

assessment must be voted on by the membership and can only be done in the 4th quarter of any calendar year.

I assure you this Board has read and re-read the Articles of Incorporation of Star Valley Ranch Association, as well as the By-Laws and the DCCR's established for this Association, and we agree that we are acting within our authority as your Board of Directors to complete this project. We have also received Attorney opinions that confirm we are acting within the duties spelled out for the Board of Directors. We want you to know that we would not be moving forward with this project if we didn't believe we had full authority and power to do so.

Moving forward to today; this Board wants you to know that a replacement facility for the Silo can be accomplished without asking our Members for a Special Assessment. We have funds on hand and are authorized under the By-Laws and DCCR'S to borrow the necessary amount to complete the project. This facility can be completed WITHOUT raising your annual dues, except for the allowed annual increases based on the CPI as spelled out in our By-Laws and DCCR'S. Payments to the loan can be made from our regular annual dues, using approximately \$56.00 per lot per year, or \$58.29 per lot per year based on the anticipated non-payment of dues by 4% of our membership. That is roughly 15% of your annual dues going towards a year-round, modern, 14,000 +/- square-foot building that will house the Association offices, a bar with plenty of room for pool tables, a restaurant, a Pro Shop, an assembly area that can be used for meetings, card groups, quilting groups, and more, with additional space to accommodate a workout area, a media room, a library plus a very large room for future needs and expansion. There will be a deck that will have incredible views to the South and West which are located just off the bar and restaurant. It's a facility that all our Members can use and enjoy. It's a facility that will increase the value of ALL properties on Star Valley Ranch. Our facilities, as we will all own it!

Using the monies our Association has put into future-needs, or 'reserve' account for this project WILL NOT deplete our Association coffers, which will remain at approximately \$250,000.00. Deposits from our annual dues will continue to be placed in to the emergency fund, future needs and maintenance accounts. Our annual dues will be sufficient to cover other Association expenses as necessary and allow our facilities to be of superior standards ALL WITHOUT A SPECIAL ASSESSMENT OR INCREASE TO YOUR ANNUAL DUES.

So, in closing, I would like to ask everyone to see the value that this Board is trying to bring to our Association. Let us come together as friends and neighbors, without threats of law-suits or the filing of law suits for whatever reason, to accomplish a greater good for our Association. Let us show the entire Valley that Star Valley Ranch is a first-class place to live and play. Let's show respect for the Members of this Association and provide them with the facilities they deserve to have with amenities that Harold Stewart intended to be here at Star Valley Ranch.

It's time for positive change, a change we should all be in support of. We live in the most beautiful area in the State, in the most wonderful community where neighbors smile and wave at each other. How great is that!

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

Account Statements: All bank accounts have been reconciled for May and June without discrepancy.

Assessments:

2009 Lawsuit through 2016: 26 Lots unpaid (1.29%).

2017 Assessment Status: 1965 Lots (97.47%) paid in full.

2018 Assessment Status: 1849 Lots (91.72%) paid in full.

2017 Assessment Collections:

The attorney initially sent out a total of 62 notices. 6 properties are currently on payment plans, 31 properties have paid in full, and 1 property has filed bankruptcy. 24 lots remain in our active legal collection process.

Business Activities:

An overview of SVRA Financials finds the June Gross Profit at 102.7% and Total Expense at 93.0% resulting in year-to-date Net ordinary income prior to depreciation at 116.5% of budgeted levels. The YTD cash assets (6/30/2018 Balance Sheet) Total \$1,652,560.48. The summary of the financials are, as always, available on the SVRA website.

DCC&R Compliance:

This month we have 4 active DCC&R Complaints, one complaint has been turned over to the SVRA attorney for further action, 1 has gone to court and is now cleaning up the property and 2 have complied.

Barn/Silo Redevelopment:

Funds spent since the May Board meeting on the Barn Redevelopment and Cedar Creek Center total: \$68,468.32. This includes the remainder of our commitment for the modular building, engineering, design, consulting, permitting (TSVR and Fire Marshal), and surveying fees.

Total spent on this project to date include:

- \$95,324.52 for the modular buildings (credit of \$14,398.52 for returning buildings early)
- \$90,186.95 for Silo demolition
- \$4,308.60 for Ladies Restroom
- \$9,091.53 for trenches (electrical, water) and water hookup
- \$79,635.06 for Cedar Creek Center (consulting, design, testing, engineering, surveying)
- \$3,239.16 for improvements to barn for lounge and pro shop use
- \$380.00 for portable toilets during demo and installation of modular
- \$11,442.83 for permitting (TSVR & Fire Marshal)

Total: \$293,608.65

The modular buildings have been returned. Construction on the replacement of the Silo or Cedar Creek Center will begin on Monday, July 23, 2018. Cedar Creek Pro Shop has moved into the south end of the lounge and the administrative offices have moved back to the Aspen Hills building until construction is complete.

Facilities:

The pool deck and coping project is now complete. This project has made a big difference in the quality of pool experience available to our members and guests.

In the coming weeks we will make some improvements to the Aspen Hills cart barn, by replacing a garage door. We will also be making improvements to the tennis courts, to try and repair some of the cracking that is happening.

This fall watch for a new fence around the existing tennis courts, and pickle ball courts to be installed at the airstrip property.

Golf Course Maintenance:

The culvert on Cedar Creek #4 has been completed. Replacement was needed when the old bridge on #4 broke during the season. Kurt will be evaluating the bridges this summer to determine a timeline for replacement, to prevent mid-season replacements in the future.

Duffers:

Ernie has installed an air conditioning unit in Duffer's this month. This makes enjoying the lounge in the afternoon much more enjoyable.

Thank you:

I would like to again thank all of those that make the events at Star Valley Ranch Association possible. This year to date we have had approximately 150 members and non-members come out and help make all of the events that we all enjoy possible. A special thanks to the SVRA staff including, Whitney Hamp, Ryan Nielsen, Ernie Bigelow (and his family), Kurt Richmond, Ben Whalen, and all of their individual staff, for jumping in and offering to help and volunteer their time. We have an amazing group of people working for SVRA this summer.

7. **Old Business:** None stated.

8. **New Business:** None Stated

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

Member Ed Koch suggested the Board have a ground breaking ceremony. He recommended that the Star Valley Independent be notified, that pictures should be taken and maybe even a golden shovel presented!

Treasurer Thompson added that some people weren't here for the information about the reason why we moved the modular out sooner than the long term that was planned. We did this because we can get a bigger building for less cost with more square footage. There was just no reason not to do it.

General Manager Booker stated that she did get a phone call asking about the remaining rent on the modular building. After several phone calls, we were credited over \$14,000 for our remaining rent.

Director Toolson added that he just got an email saying that we had a great turn out today to pick thistle on Star Valley Ranch! Nineteen guys from the Men's Association volunteered. The people who helped out were Richard Endres, Mike Riker, Chuck Endres, Ken McNeal, Steve Gieck, Bob Rasmussen, Ron Denney, Ken D'Souza, Chris Combe, Ron Thacker, Dennis Simmons, Jere Kovach, Gary Braun, George Toolson, Tim Thompson, Chuck Burnitz, Gregory Peck, John Caldwell, and Bob Lujan. Seventeen hundred pounds of thistle that we took away!

Chairman Denney made a comment that the Men's Golf League tended to focus on the weeds around the golf course. This year; however, we were up on Dogwood Drive on several vacant lots as requested by the Town Natural Resources Board. It's a long ways from the golf course, but this is where we got most of this thistle.

Member Katy Denney added that she suggests to any homeowner that lives on this Ranch that sees thistle or Dyer's woad within walking distance from their home to get out there and do something about it.

Member Karla Conroy had a question about how somebody keeps track of all the reports for the minutes and asked if the meeting minutes are online.

Treasurer Thompson answered that there are recording devices that are placed up on the table, and that minutes are posted on the website.

Treasurer Thompson stated that if you have neighbors or people you know who live in Star Valley Ranch then give them our website. We have many ways to give information. All of our information and contact information is on the website. We are happy to listen, to talk, and to explain anything. It's helpful for neighbors to communicate with neighbors! A lot of members assume facts and don't bother to ask us. For example, Marsha and I and George have been talking to Bill Daley who a lot of you know, he can be a financier for issues against the Ranch. I don't think that he is the instigator of that, but he can finance those things. We've talked to him and he is much in favor of the building. However, on Thursday, someone came to me after we've just been up to visit with him, and they said, "I've heard that Bill Daley is against this building and that he's willing to put a million dollars toward a law suit to keep us from building it." I called Bill Daley and he said that neither is true. So when you hear something, instead of just saying it to your neighbor or friend or someone else, if you call one of us or the office, we will give you an honest and straight up answer. We're not going to lie to you. We are here to represent you. We want to take care of this Association and make it bigger, better, and stronger! Don't hesitate to call us if you need to.

Member Jim Vandel was concerned about the Bill Daley situation and wanted to make sure we are prepared if anything was to happen.

Chairman Denney stated that we have had input from several Lawyers. The lawyers have stated that we are following the DCC&R's correctly. Some people say that we would have to

take a vote. When I read the DCC&R's I know that it won't require a vote. It says that the annual assessment can be used for maintenance and future needs. It also says that if the Board may request a special assessment if money is needed to do unexpected repairs. Again, we have lawyer's opinions on this issue.

Treasurer Thompson stated that she asks other parties to give us feedback and to tell us what we could be doing wrong. Don't wait until it gets to an attorney. We are members. Let us talk. If your attorney tells you that we are doing something wrong somewhere then come to us and tell us so then we can say oh, we didn't see that or our attorney didn't see that. We have had several legal opinions that tell us we are not required to get a vote for this project.

Secretary Moore added that this Board is obligated to replace things on our common area. If they are taken down or destroyed or whatever happens to them, we are obligated to fix it.

Member Jim Vandel stated that what worries him is the risk that is required.

Treasurer Thompson stated that we will continue to make those communication avenues open and hopefully we will make world progress. Our deed from Harold Stewart in part says that they transferred to us the recreational Barn and Silo and property surrounding the same and that the Barn and Silo and surrounding property are hereby conveyed and accepted subject to the following additional covenants, conditions, restrictions, and reservations. Which shall apply to and bind the burden of which shall run with the property. Grantee (which would be us) shall maintain and repair the Barn and Silo on said property in a reasonable manner as recreational facilities for use as a Pro Shop, clubhouse, bar, and restaurant for the use and benefit for the members of Star Valley Ranch Association and their invitees until they are equal facilities are provided by the grantee. Now, if we fail to do that, then there is a provision in here that says that they can come and take the property back. So we are doing to comply with Harold Stewart within all of these things that we got here and like I said before, we would not be moving forward if we felt that we were not in compliance with what is written.

Member John Walker shared his thoughts about members who don't come to the monthly meetings aren't getting the information straight from the Board of Directors so they assume and they complain and draw their own conclusions.

Member John Walker also included that the Board of Directors don't get paid to work their butts off to try to get information out to the members. This is a resort! People come to use our facilities during the summer and go snowmobiling in the winter. He stated that he is a snowmobiler and he snowmobiles on the course. He stated that he doesn't want to get rid of snowmobiles.

Chairman Denney stated that SVR was built as a resort and it is still a resort, but it is also a full time residence for 1500 people year round. There is nothing facility wise in the winter time because the Barn shuts down, but we do have the cookshack now! We winterized it two years ago so we are able to use it. This building will give us winter activities. We also bought a tractor with a snow blower to keep driveways clean.

Member John Walker stated that we need to find a better way to communicate with these members so that they are informed about these things. People come into the Ranch and want to make it all about them. If they aren't happy then they will do anything in their power to change it. The issues with the snowmobiles, off road vehicles, and golf carts is lack of parental supervision. John Walker shared his concerns about speeding down the roads and kids having no parental supervision on the snowmobiles. Everybody has their own idea of what they want to do here.

Chairman Denney stated that it brings us back to communication. We need to figure out more ways to get the word across to our members.

Treasurer Thompson stated that one year ago we did a workshop where we had a facilitator come in and we talked about different things. Part of that was on communication and we had about 80 people there. This was the biggest attendance to a meeting that I have ever seen. There were some ideas that came and I have that in a report with ideas that maybe we can start working on this year that will be implemented for next year or maybe even later this year that will help.


Member Katy Denney made a comment that we are part of the Association and we are also part of the Town of Star Valley Ranch. The Town is in charge of the ordinances and they are supposed to take care of the speeding people on the roads and under aged drivers. It doesn't seem like there is a lot of enforcement.

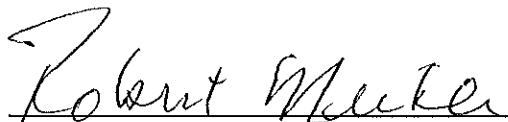
Mayor Buyers shared what she normally tells people when they contact the Town office about things like this. She normally asks if they have made an attempt to call the sheriff's office. The Town of Star Valley Ranch has a contract with sheriff's office and they do the patrol in SVR. About 90% of the time they will say that they haven't called the sheriff's office. People complain but you really have to call the Sheriff's Department.

There were several member ideas on how to better improve member communications!

10. Adjournment:

- Director Toolson made a motion to adjourn.
Treasurer Thompson seconded the motion.
Motion passed unanimously at 8:15 p.m.



Chairman Ron Denney

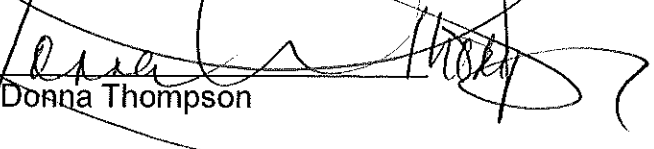

~~Vice Chairman Mike Alford~~
2018 Board Member

~~Treasurer Jere Kovach
Vice Chairman~~

~~Secretary Marsha Combe
Director~~


Director George Toolson


Director Bob Lujan
Secretary


Director Donna Thompson
Treasurer