

Star Valley Ranch Association
Board of Directors Meeting
September 20, 2018
7:00 p.m.
SVRA Cookshack

Ron Denney: Chairman – Present
Mike Blackman: Vice Chairman – Present
Donna Thompson: Treasurer – Via Teleconference
Fran Moore: Secretary – Present
George Toolson: Director – Present
Marsha Combe: Director – Present
Taylor Ellis: Director – Present

Call to order: Chairman Denney called the meeting to order at 7:02 p.m. and called for the Pledge of Allegiance.

Chairman Denney recognized special guest, Mayor Kathy Buyers and welcomed new SVRA Member Services Coordinator Ami Pack.

Adopt Agenda:*

Chairman Denney suggested a delay in item 3B on the agenda until next months' Board meeting. The attorney from Sanderson Law office has not yet reviewed the transfer policy.

Chairman Denney suggests to remove item 3 E, Albee Fence Variance from the agenda. It was decided earlier in the week that the fence would be a four foot six inch fence with a top rail, therefore does not need a variance request and can be approved without a motion.

- Secretary Moore made a motion to approve the amended agenda
- Director Toolson seconded the motion.
- Motion passed unanimously.

Approval of Minutes for July 2018 Board Meeting.*

- Director Toolson made a motion to approve the August 2018 Board of Directors Meeting Minutes as written.
- Secretary Moore seconded the motion.
- Motion passed unanimously.

Standing Committee & Special Reports:

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

We interviewed three candidates for the open Board positions, Mike Blackman, Taylor Ellis and Bob Lujan. Bob indicated he would serve only if we did not have anyone else. The Board would like to appoint Mike Blackman and Taylor Ellis as our new Directors. They will stand until our next annual meeting.

- Director Combe made a motion to appoint Mike Blackman and Taylor Ellis to the Board.
- Director Toolson seconded the motion.
- Motion was unanimous.

Finance & Legal Committee Report: Vice Chairman Blackman gave the following report:

The first item is an Adler Variance Request to our transfer fee. Mr. Adler has two lots. One is in Plat 5, lot 145 and the other is in plat 1, lot 37.

He is requesting a variance to the policy that he pay the recording fees for transfer of the ownership to his trust. This is consistent with what we currently are writing now for the new policy.

- I move that we approve Robert Adler's request to waive the transfer fee on plat 5, lot 145.
- Director Toolson seconded the motion.
- Motion was unanimous.

- I move that the Board of Directors approve the variance request from Robert Adler for the change of name on the property deed from himself to his trust on plat 1 lot 37.
- Director Combe seconded the motion.
- Motion was unanimous.

The next item is John Reese, he has a lot on plat 13 lot 78. He is changing the property owner name from his and his wife's name to a trust.

- I move that we approve the variance request from John W. Reese to waive the \$500.00 processing fee to change the name on the property deed from the owner's name to the owner's trust.
- Director Toolson seconded.
- Motion was unanimous.

The next item we have is from Jesse Adshade. She has had a change in her marital status. Her name will be the only one on the deed. She is requesting that her husband's name be removed from the deed and to waive the \$500.00 processing fee.

- I move that the Board approve the variance request from Jesse Adshade for the waiver of the \$500.00 processing fee for a name removal on the property deed plat 18 lot 135.
- Secretary Moore seconded the motion.
- Motion was unanimous.

The last item is an operating policy addition.

Each Board member would sign and date an agreement form.

- I move we approve the Board of Director's Confidentiality Statement.
- Director Combe seconded the motion.

Member Ron Thacker asked, "What if a new Board member refuses to sign this document?" "What is the action of the Board?" Mr. Thacker stated that this has happened before. Chairman Denney recommended that a Board member that refuses to sign the policy be recused from those discussions.

Director Ellis states in his opinion that that Board member would be in violation of the policy, and therefore would forfeit their Board position.

Director Combe agrees with Director Ellis and suggests that they speak with their attorneys regarding this question.

- Director Ellis moved that the Board table the operating policy pending further discussion and legal input.
- Director Toolson seconded the motion.
- Motion passed unanimously.

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

The golf season is rapidly coming to a halt for this year. Hopefully we still have another 90 days to enjoy the fall weather and golfing before the “white stuff” arrives.

Both the “Pro Shop” and “Golf Course Maintenance” staff are winding things down for another successful season.

Ben and his crew in the pro shop are continuing to book tee times, sell golf merchandise and yes, you still have time to tune up your swing with a lesson. Both the Ladies and Men’s Associations continue their weekly play until Mother Nature says “No More”.

Kurt and the Golf Course Maintenance Crew continue to mow the “Green Stuff” as well as getting both courses ready for winter. Verti-cutting of Cedar Creek greens is now complete and all 18 holes should be playable very soon. The Cedar Creek #4 cart path is now complete and turned out great. Thanks to our resident concrete “Guru” Jeff Earl. Along with the cart path, extensive landscaping has been completed in the south side of #4 by Kurt and his crew which should look really good by spring time.

Thank you to the members of the Men’s Association for helping Kurt lay the sod on the north side of the #2 green last week.

As of September 17th, we had a total of 15,727 rounds played at Cedar Creek & Aspen Hills compared to 14,503 a year ago, a difference of 1,224 rounds. Total golf expenses compared to total golf income show we are \$52,681.91 to the good this year. This compares to \$25,306.60 in the black a year ago for the same time period.

Should the “plaintiffs” in the present law suit win, and SVRA golf courses were to be closed to all non-members, we would have lost 4,938 rounds this year. This equates to roughly 32% less rounds and \$80,789.00 in golf income. This does not include revenues lost in pro-shop merchandise, Duffers, or the SVRA Grill. All outside tournament play would have to be curtailed including; Mixed Moose, Member/Guest, Wildland Firefighters, Star Valley Medical Center Tournament, Salt River Motors, Ryder Cup, Solheim Cup, Wyoming State Fireman’s, and Simplot Tournament. The loss of golf income from non-members would also create a large “out of pocket” increase to all “member” golfers here on the Ranch.

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

The third annual Chili Cook Off was held September 8th at the barn. We had 10 entries, and 120 people taste and judge each entry. Theresa Rudd won for best traditional chili, and Billi Jennings won for the best non-traditional chili. After the tasting we had a dance and live music provided by the Three Rivers Rock & Country Band. Our next function will be our Trunk or Treat on October 31, 2018. The Star Valley

Braves girl's soccer team will be volunteering again this year in the haunted house. Please contact Ami at the Association office to volunteer.

Utilities Committee Report: Chairman Denney asked Bob Lujan to give an update on the pickleball courts.

Bob Lujan gave the following report:

Pickleball courts are moving along. Jeff finished leveling everything the last couple of days, tomorrow morning I am meeting with the fence "guy" tomorrow and we should have the fence started in the next couple of days. Hopefully the fence will be finished in the next few weeks. We will not be painting or striping them until next year around June.

Architectural Control Committee Report: Director Ellis gave the following report:

The following has been approved since the last meeting: a remodel in plat 10 lot 9, a new home in plat 21 lot 78, an addition in plat 8 lot 7, a fence in plat 17 lot 86, a new home plat 21 lot 93, and exterior paint color was approved plat 16 lot 52.

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

Footings were poured on the Member Center last week. We have met with the contractor and explained our situation with the lawsuit. We are working closely together to make sure we use the Association's money in the most beneficial way.

Our counsel has filed an Answer to the Kittleson-Daley lawsuit. They indicate that we will now have to play the waiting game, as the Court system often takes a long time to run its normal course. To date, we have not had any communication or received any information from the Plaintiffs, who are members of this Association, as to how we could resolve the claims asserted in their lawsuit instead of letting the attorneys and court system take the necessary legal timeframe to do it.

Our hope would be that we could come to some kind of resolution with them, but as you all know, attorneys recommend that no communication of any kind be done, either with the Plaintiffs, or our members. It lends to possible further problems. Perhaps this is why Kittleson and Daley have not been willing to come to us since filing the lawsuit. Seems as though we would have been saved all the expense and ill feelings that currently exist if they would have come to us before we signed a contract and dug a big hole! We know they were aware of what we were doing before we moved forward because I personally had several conversations with both of them in the months and days leading up to the ground breaking. In addition to those conversations, we have discussed the Member Center and our plans for construction at our monthly workshops and Board Meetings for nearly two years.

At this point, I cannot tell any of you what the future holds, as we have been threatened, individually and as an Association, with additional lawsuits. What I can tell you is that this new Member Center, a center that would serve our entire membership with many different types of activities and spacious meeting rooms, can be accomplished using a very small portion of your annual assessments, that's roughly \$63.00 A YEAR per lot. That's a very small amount from each lot to make this project happen. I guess I will continue to be confused at why there are those who feel the need to fight this Association, and bad-mouth this Board over \$63.00 a year from the normal annual assessment for a facility that benefits us all and improves our property values.

I will continue to report only the things I am told by our attorneys I can communicate at the monthly meetings.

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

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

Assessments:

2009 Lawsuit through 2016: 21 Lots unpaid (1.04%).

2017 Assessment Status: 1972 Lots (97.82%) paid in full.

2018 Assessment Status: 1914 Lots (94.94%) paid in full. This is 24 full payments ahead of this same time last year.

2017 Assessment Collections:

The attorney initially sent out a total of 62 notices. 6 properties are currently on payment plans, 35 properties have paid in full, and 1 property has filed bankruptcy. 20 lots remain in our active legal collection process. Those 20 properties have all received notice of default. At the workshop this week, the Board decided to proceed with the foreclosure process on 8 delinquent properties.

Business Activities:

An overview of SVRA Financials finds the August Gross Profit at 3.5% (103.5%) better than budgeted levels and Total Expense at 3.9% lower than budget (96.1%) resulting in year-to-date Net ordinary income prior to depreciation at 118.2% of budgeted levels. The YTD cash assets (8/31/2018 Balance Sheet) Total \$1,658,004.62. The summary of the financials are, as always, available on the SVRA website.

DCC&R Compliance:

This month we have 3 active DCC&R Complaints, one complaint has just been sent the notice of violation, one complaint remains in the hands of the SVRA attorney for further action, and one has gone to court and we are looking to the court for resolution.

Barn/Silo Redevelopment:

Since last reported we have spent a total of \$70,864.49 on the Barn Redevelopment and Cedar Creek Center. Money has been spent on loan closing costs, moving the dirt from the Forest Service property to our property, and New Peak construction for insurance, tools, equipment, management, dirt work, brush clearing, Profit and overhead, fence rental, and rebar.

Fall Hours of Operation:

Cedar Creek Pool is closed for the season.

Duffer's is now open Monday-Friday 1 p.m. to 8 p.m. and Saturday-Sunday Hours are 12p.m. to 8 p.m. If business warrants we will extend closing time at night.

Aspen Hills Hours are Monday-Friday 9 a.m. to 4p.m. and Saturday-Sunday 9 a.m. to 6 p.m.

Cedar Creek Hours are 8 a.m. to 6 p.m. 7 days a week.

Kurt and his crew have been busy getting the courses ready for winter. Cedar Creek Front Nine was closed last week; the back nine was closed this week. All 18 holes should be open and ready to play on Friday morning. Aspen Hills will be closed next week Monday through Friday (possibly only Thursday).

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Facilities:

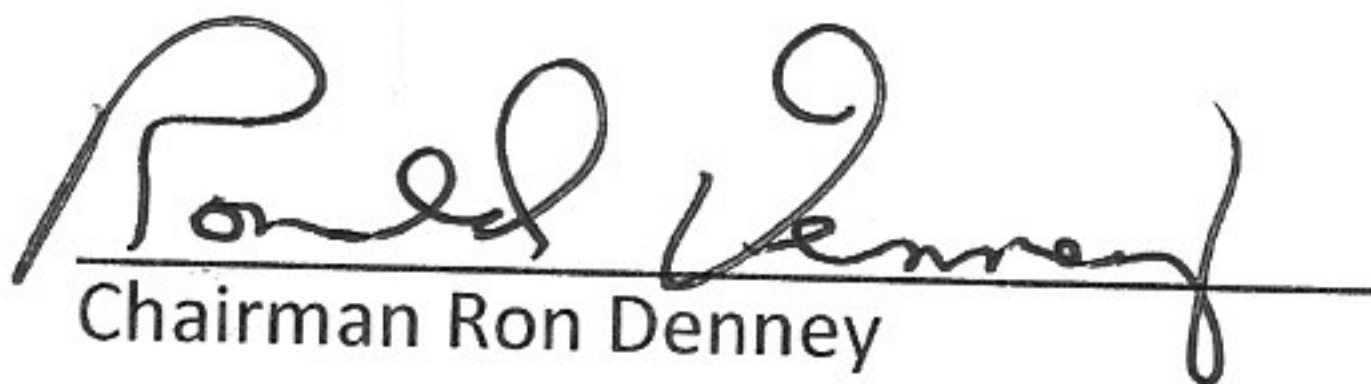
Ernie has been busy. He has been battling wasps and bees, giving the barn a fresh coat of paint, putting the swimming pool to bed for the winter, moving dirt, setting up for events and activities, developing a plan to install the ramp on the east side barn door, for ADA access to the barn. Access should be installed by the end of October. In the next month he will be taking the tennis courts down for the winter, and taking the fountain out of the pond on #8. The pond is low on water now, rest assured, the fish are fine. Kurt and his staff are watching levels carefully to ensure the fish are ok, and that we have enough water on the course. It is a delicate balance and one that the SVRA staff is very good at managing. In the next couple weeks, watch for water levels to rise in the pond bringing it to a sustainable level for the winter. The pond will be stocked again next year.

We have been working on the Pickleball courts this past month. Bob Lujan has played a pivotal role in the installation of this great new asset. Next week the fencing will begin, followed by the concrete. Next spring we are lined up to get the surface done. The courts should be playable next spring.


Welcome:


I would like to welcome Ami Pack to the full time staff at Star Valley Ranch Association. Ami and her husband live in Etna with their two young boys. Ami has already proved to be a great asset to the admin office. She is very friendly and eager to help everyone. She is ready to apply her existing knowledge, and eager to learn the ins and outs of our office. She is excited about the great things happening at SVRA. Stop by, say hi and introduce yourself.

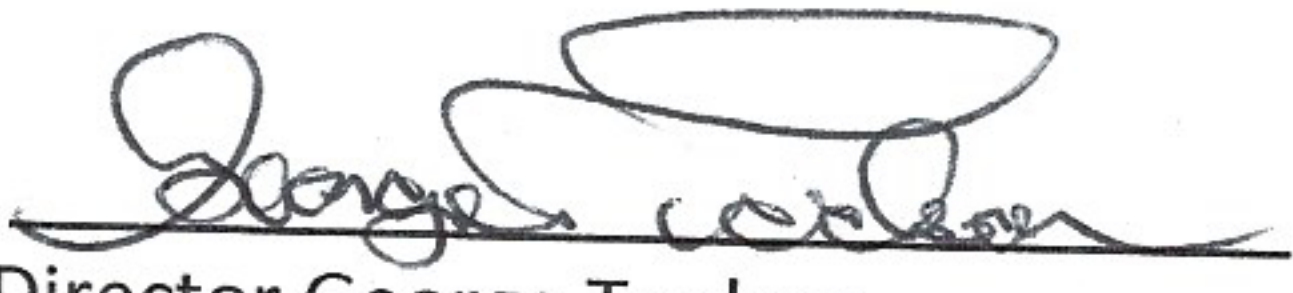
1. **Old Business:** None stated.
2. **New Business:** None stated
3. **For the Good of the Order:** None stated.
4. **Adjournment:**
 - Vice Chairman Blackman made a motion to adjourn.
 - Director Ellis seconded the motion.
 - Motion passed unanimously at 7:30 p.m.


Chairman Ron Denney

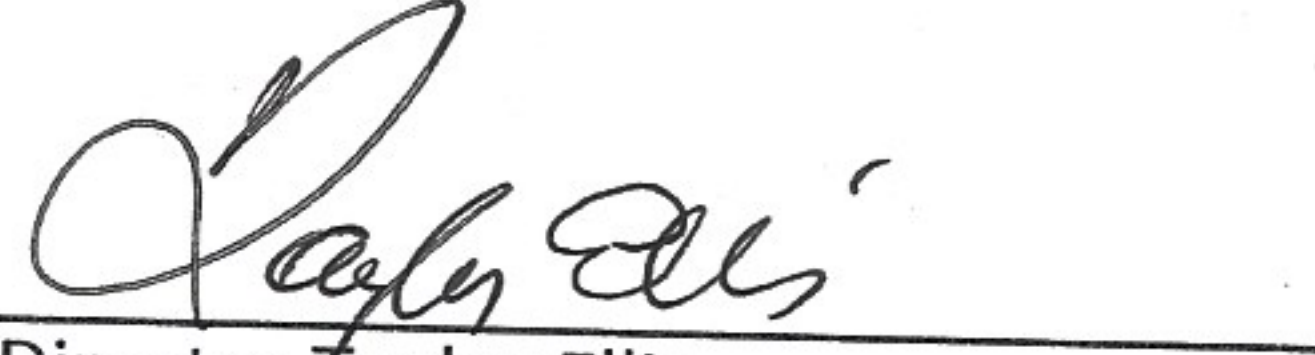

Vice Chairman Mike Blackman


Treasurer Donna Thompson


approved via teleconference
Secretary Fran Moore


Director George Toolson


Director Marsha Combe


Director Taylor Ellis