

Star Valley Ranch Association
Board of Directors Meeting
May 16, 2019
7:00 p.m.
SVRA Cookshack

Ron Denney: Chairman – Present
Mike Blackman: Vice Chairman – Not Present
Donna Thompson: Treasurer – Via Teleconference
Fran Moore: Secretary – Via Teleconference
George Toolson: Director – Present
Marsha Combe: Director – Via Teleconference
Taylor Ellis: Director – Present

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

Adopt Agenda:*

- Director Ellis made a motion to amend the agenda, and add a motion to approve the purchase & replacement of the freezer in the grill, under the Utilities Committee Report.
Director Toolson seconded the motion.
Motion passed unanimously.
- Director Toolson made a motion to adopt the amended agenda.
Director Ellis seconded the motion.
Motion passed unanimously.

Approval of Minutes for April 2019 Board Meeting.*

- Director Toolson made a motion to approve the April 2019 Board meeting minutes.
Director Combe seconded the motion.
Motion passed unanimously.

Standing Committee & Special Reports:

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

I would like to welcome people back. I would like to thank the Association employees for keeping the place in good shape while we were gone. Thank you Tallia, Ernie and Kurt for getting us back golfing and handling things with the new building. I would thank Taylor Ellis and Mike Blackman; this is their last Board meeting. They have been here, and running the Board meetings for the last three months. There is an action we need to approve regarding the new building. There were two change orders. The first change order was a necessary change in the foundation due to the slope that the building is on. Our options were to either build a 17 Ft. retaining wall that would cost over \$100,000.00, or build a shorter retaining wall, moving it further inward, and cantilever the building out over the slope. That change will

cost \$48,877.74. The next change was to add a deck around the ground level, on west end of the building around the business office area, to be able to access the special purpose room and up onto the driving range, etc. That deck cost is \$53,508.38. We also had delay costs because the lawsuit happened after the contract was approved. We had the contractor begin, but they could not initiate the major wood and steel until we worked with the bank to release funds due to the lawsuit. The delay costs were \$25,000.00 a month for two and half months. That total cost was, \$66,071.48. There was also \$6,000.00 worth of small change orders. The total of these changes is \$152,995.71. The bank has requested that the money be put into the new facility construction budget. During the Board workshop, it was decided that we will take this money out of the equipment reserve fund.

Richard Endres asked if the delay was due to the lawsuit. Chairman Denney replied yes. Rick Roundy asked if SVRA will try to recuperate any of those funds through the lawsuit. Chairman Denney replied that after discussion with SVRA's attorneys, there is a small chance that funds can be recuperated, but it is not promised. General Manager Booker stated that it will probably depend on how things turn out in the end of the lawsuit. John Walker asked if this will affect golf course maintenance in any way. Chairman Denney replied that it could affect golf course maintenance. SVRA has been building up this money in the equipment replacement fund. We are in good shape right now. Kurt has been doing a good job of keeping equipment in good working condition. We don't foresee any major problems with equipment right now. General Manager Booker stated that this could mean that SVRA will repair equipment if needed rather than replacing at this time. John Walker stated that there seems to be great progress with SVRA providing golf course maintenance staff with good equipment to be able to keep the course looking good. General Manager Booker stated that Kurt doesn't have any major concerns with equipment at this time. Director Toolson stated that golf course maintenance has received the equipment needed for this year.

- Chairman Denney made a motion to reallocate \$152,995.71 from the equipment reserve fund to the new facility construction fund.
Director Toolson seconded the motion.
Motion passed unanimously.

Golf and Green Committee Report: Director Toolson gave the following report:

Well the golf season officially began here at Star Valley Ranch with the opening of Aspen Hills and Cedar Creek last Friday. Both courses came out of winter in great shape and ready to play. Golf Superintendent Kurt Richmond and his staff are already in high gear mowing, charging the irrigation systems, and the normal maintenance required this time of year for 27 holes of golf. Ben Whalen and his Pro Shop staff are also getting set for another season with new inventory, both clothing and golf gear, and are ready to sign up for lessons to sharpen your golf skills. Both the Ladies and Men's golf associations have begun their respective seasons. The ladies play on Tuesdays and Thursdays while the men play on Mondays and Wednesdays. Check with the Pro Shop for more information and sign-up sheets.

A big "Thank You" goes to the Men's Association for building the new stairway path off the hill to the driving range this morning. The group today included; Richard Endres, Donnie Beaver, Larry Brice, Bob Rasmusun, Mike Paggent, Jerry Earl, Chuck Endres ,Ron Denny, Bob Lujan, Eddie Webb, and George

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Toolson. Our "Main Man" of SVRA maintenance, Ernie Bigelow was a little overwhelmed with projects so we helped clear this particular project off his list. Doesn't seem to matter rather it's going after thistle, dyers wode, or helping Kurt lay sod, replacing playground material for the kids, replacing bridges or stairways, these guys are always willing to help out when help is needed. It's a pleasure to be involved with this group. The first Golf & Greens Committee meeting will be held on Monday the 20th 4:00 PM at the Barn. Other upcoming events for the end of May include; the Karns Tournament Saturday the 25th, Member/Member tournament on the 29th, 30th & 31st, followed by the Wildlands Firefighter Tournament on June 1st. If you need info or sign-ups for these or other tournaments see the Pro Shop.

At this time I would like to propose an amendment to Golf Operations Policy "Tournament and Club Play Rules" which states all events requesting a "Shotgun Start", must start play before 10:00 AM. My amendment to this would state with the ever growing "Mixed Moose Tournament" we may need to have 1 early morning shotgun start and 1 afternoon shotgun start to get all competitors included.

- Director Toolson made a motion to amend Golf Operations Policy named, Tournament and Club Play Rules, specifically during the Mixed Moose Tournament, to allow a morning shotgun start as well as an afternoon shotgun start to be able to accommodate all competitors. Chairman Denney seconded the motion. Motion passed unanimously.

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

I want to remind everyone about Movie in the Park on May 31st. It's "Sing" an animated animal movie. We have a Community Garage Sale on June 1st. Please call the office if you want your address to be added to the list.

- Director Combe made a motion to accept the following as the H & E Committee; Allison Webb, Ann Earl, Cathy Toolson, Armida Earl, Gayle Brice and Kristin Endres. Treasurer Thompson seconded the motion. Motion passed unanimously.

Utilities Committee Report: Director Ellis gave the following report:

The pickleball courts are on the schedule to be painted and the netting put up, that has not taken place yet. There is a problem with the pool's coping, and the pool will not open as scheduled. Ernie is working with the company that originally did the coping to get it fixed as soon as possible. As it currently stands, the pool will not open due to safety reasons. Star Valley Propane has made a proposal for propane to SVRA for substantially less money, and are willing to extend that offer to property owners who either rent tanks from Star Valley Propane or own tanks. General Manager Booker is looking into this to see how it compares to our existing provider. The freezer in the Grill at Star Valley Ranch has exceeded its useful life and needs to be replaced. After some discussion, Chairman Denney stated that this freezer can be used in the new building's restaurant if use of the current building discontinues.

- Director Ellis made a motion to use \$2,721.45 from the major maintenance fund to purchase a new freezer for that facility.
Director Toolson seconded the motion.
Motion passed unanimously.

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

Seven permits have been approved; 235 Sugar Loaf Drive is a detached garage, 249 Bonneville Road is a detached garage, 131 Hardman Road is a small detached garage and landscaping, 58 Snow Forest Circle is a detached garage, 26 Last Chance Place is landscaping, 111 Last Chance Drive is a new home, and 32 Solitude Court is a roof extension. 275 Bonneville Road is a fence application that is pending approval.

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

For those of you who have arrived back at beautiful Star Valley Ranch, you may have noticed something exciting going on. In addition to the gorgeous landscape of this valley, construction is well underway for the new Star Valley Ranch Cedar Creek Center! WOW! Positive progress for our community with a huge, new, up to date facility for our Members and guests. A place for the Ranch to be proud of; a place where our Association can offer clean and functioning amenities for card and quilting groups, meetings, social gatherings and more. A facility with a clean, well-stocked Pro Shop where golfers can check in to play our incredible golf course. There will be a media center, a bar that has views expanding across the valley where friends can enjoy each other's company or just gawk in awe! Our Association offices will be able to provide professional service to our Members from a convenient location and professional atmosphere. The restaurant and kitchen facilities will be available and highly desirable for someone wanting to open a first-class restaurant operation with over-the-top views for their customers. All this – and more, with room for expansion as our population increases here on the Ranch. I have had the opportunity to stand on the deck of the bar and restaurant areas. It was an absolutely marvelous moment for me. A vision becoming reality. Something the Members of this Association deserve; something that will prove Star Valley Ranch is a first-class place to live and play; something that will increase the values of our homes and properties. I, for one, can hardly wait for the grand opening of this fabulous facility. We have been given a projected completion date of November 2019. All things considered, it's been a good year! As a reminder, we ask that you stay away from the construction site, allow the workers to work, the equipment to move around and the construction to continue without interference. We don't want anyone getting hurt trying to get a sneak peek at the building.

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

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

Assessments:

2009 Lawsuit through 2016: 23 Lots unpaid (1.14%).

2017 Assessment Status: 1984 Lots (98.41%) paid in full.

2018 Assessment Status: 1959 Lots (97.17%) paid in full.

2019 Assessment Status: 1742 Lots (86.41%) paid in full.

Business Activities:

An overview of SVRA Financials finds the April Gross Profit at 99.9% of budgeted levels and Total Expense at 97.3% of budget resulting in year-to-date Net ordinary income prior to depreciation at 101.8% of budgeted levels. The YTD cash assets (4/30/2019 Balance Sheet) Total \$1,021,385.55. The summary of the financials are, as always, available on the SVRA website.

Our attorney has sent out notices of intent to foreclose on 5 properties that are severely past due. The Board has approved the foreclosure of these 5 properties if they are not paid in full.

Annual Audit:

The annual audit of SVRA financials is underway. The audited financial statement will be posted on the SVRA website and available at the SVRA office once it is complete. Phil Tippetts with David DeCoria and company will present a review of the 2018 financials at the Annual Meeting next month.

Cedar Creek Center: Since the March Board meeting we have spent \$122,779.43 on the Cedar Creek Center. We understand that everyone is excited and curious but please avoid the driveway from Ridgecrest up to the barn and to please stay away from the new building. It is an active construction site and we want to make sure to keep everyone safe!

Facilities:

Ernie has completed a small remodel on the barn men's restroom. He has repaired the existing large fans and will soon install additional fans into the barn to help with those HOT summer days. He will complete the new display unit for the pool to better market pool merchandise.

Swimming lessons signups will be May 22nd at 7 p.m. at the pool. As always people are excited about the lessons Rebecca Hutchinson provides at our pool. Rebecca and her instructors are independent contractors that rent our pool. Star Valley Ranch Association does not regulate or control swimming lessons. Just as we do for any private pool rental, SVRA does provide lifeguards during lessons.

The coping replaced on the swimming pool had a rough winter. It did not come out of the snow in the condition we expected. We have contacted the pool company that installed the coping and are working with them to get it repaired and/or replaced. Unfortunately, we were hoping for a Memorial Day weekend opening, but in order to make sure the pool is safe, opening date will have to be pushed back. Follow us on Facebook, check your emails and watch the marquees for the new opening date.

The marquee on Plat 5 was also damaged this winter and a replacement has been ordered. Once we receive it we will get it set up and installed. Unfortunately, winter sometimes takes a toll on our facilities and equipment.

Duffer's:

Heather Budge is back and Duffer's is OPEN! New this year...we will have Sloshies. Sloshies should be set up and ready within the next week or so. This will be a welcome addition especially when the summer sun is beating down. Many of your favorite bar tenders will be back and are all excited to start the season. Hours for Duffer's will be Monday-Friday 10 am – 9 pm and Saturday and Sunday 9 am – 10 pm. Duffer's will stay open later if business and Mother Nature allow.

2019 Annual Meeting & Property Owners Weekend:

Annual Meeting and Election packets have been mailed. If you have not received yours please contact the office. It is VERY important to vote. Although there are only 3 candidates for 3 open positions, a 30% quorum of all members (estimated over 500) by attendance, proxy or absentee vote is necessary in order to complete the election or conduct any official business at the Annual Membership Meeting. It is VERY important to cast your vote and add to the quorum numbers. If you abstain, your vote is also counted as part of the quorum, not for an individual.

Important Dates...

- Monday, June 17th Membership in good standing will be verified by office staff. Membership roster closes.
- Tuesday, June 18th all proxies obtained by candidates will be verified.
- Friday, June 21st Candidates Night will begin at 7:00 p.m. Each candidate will have up to 10 minutes for a presentation followed by an informal meet and greet until 9:00 p.m.
- Saturday, June 22nd –Polls open at 7 a.m. at the Barn. The Annual Meeting will begin at 8 a.m. Polls will close and Golf Tournament will begin 30 minutes after the adjournment of the meeting. The Board of Directors Organization Meeting will be held in the Cook Shack at 4:30 p.m. A Hamburger and Hot Dog potluck will begin at 6 p.m. with a dance starting at 7 p.m. both held at the Barn.

The Board has again approved free golf, swim and tennis Friday, Saturday and Sunday (June 21-23) for all members in good standing. You must show your membership card with valid 2019 Assessment paid sticker to be eligible for free recreation during Property Owners Weekend and other member discounts throughout the year.

There was discussion regarding the pool being ready in time for swimming lessons this year. The Board anticipates having the pool coping repaired by the time swimming lessons begin on June 17th.

There was discussion regarding managing the pickleball courts, what SVRA will provide, and how to keep them secure. Pickleball enthusiasts will be responsible for providing their own equipment to play. General Manager Booker stated that if members have any suggestions or ideas on how to appropriately secure the pickleball courts, please contact her at the SVRA business office.

There was discussion regarding karaoke. SVRA will be paying for karaoke on Sunday, May 19th at 6:00 p.m. in the Cedar Creek Barn. General Manager Booker reminds everyone that during an SVRA sponsored community event in the barn, members must purchase alcoholic beverages from Duffer's.

There was discussion regarding furniture and lighting for the new facility, and if SVRA has those things included in the loan from the bank. General Manager Booker stated that there is some furniture included, and all the lighting and appliances are included.

1. **Old Business: None stated.**

2. **New Business: None stated.**

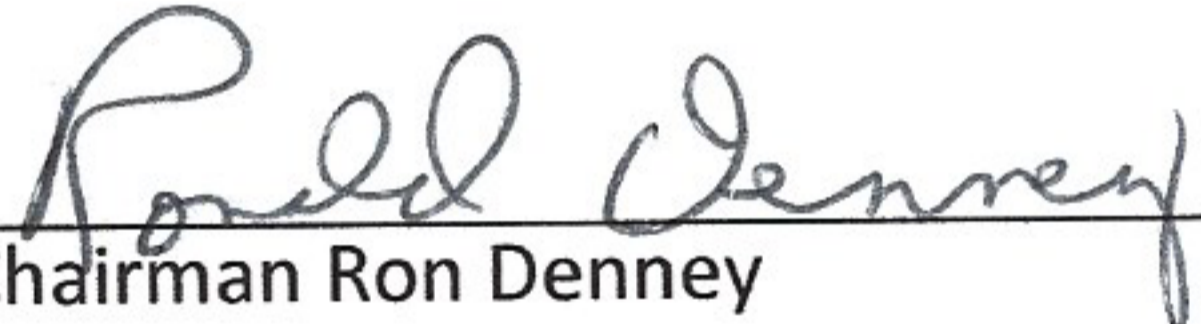
3. **For the Good of the Order:**

There was discussion regarding the electrical permit for the new facility. Chairman Denney stated that there is a hold on construction until the electrical plans are approved.

Questions were raised about the delay in the building progress, and if SVRA would be able to recover any delay costs from the contractor due to this matter. The Board stated that extensive research has been done, and the only possibility of recovering delay costs would be if the building is not completed on time.

4. **Adjournment:**


- Director Toolson made a motion to adjourn.
Director Ellis seconded the motion.
Motion passed unanimously at 7:49 p.m.

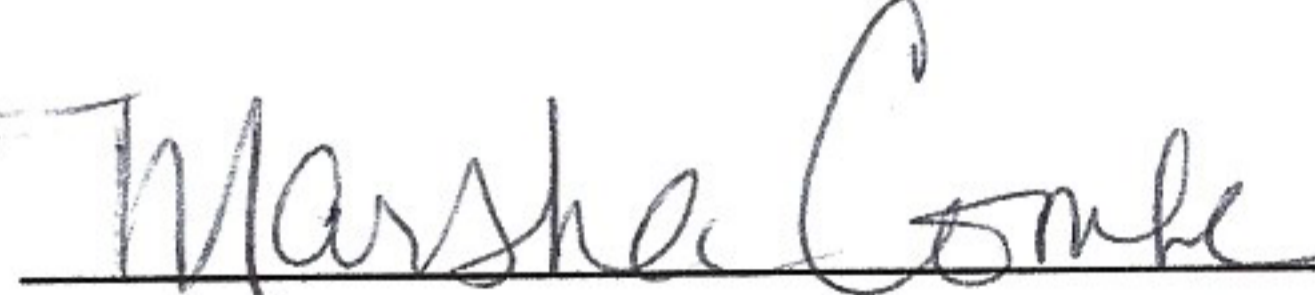

Chairman Ron Denney

Vice Chairman Mike Blackman

APPROVED VIA TELECONFERENCE
Treasurer Donna Thompson

APPROVED
VIA TELECONFERENCE
Secretary Fran Moore


Director George Toolson


Director Marsha Combe

Director Taylor Ellis