

Star Valley Ranch Association
Board of Directors Meeting
July 18, 2019
7:00 p.m.
SVRA Cookshack

Ron Denney: Chairman – Present
Carolyn Thacker: Vice Chairman – Present
Donna Thompson: Treasurer – Via Teleconference
Fran Moore: Secretary – Via Teleconference
George Toolson: Director – Via Teleconference
Marsha Combe: Director – Via Teleconference
Chuck Endres: 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 recognizes the audience members including Councilman Lee Hansen representing the town of Star Valley Ranch.

Adopt Agenda:*

- Vice Chairman Thacker made a motion to adopt the Agenda.
Chuck Endres seconded the motion.
Motion passed unanimously.

Approval of Minutes for May 16, 2019 Board Meeting.*

- Director Toolson made a motion to approve the May 2019 Board Meeting Minutes.
Secretary Moore seconded the motion.
Motion passed unanimously.

Approval of Minutes for June 22, 2019 Organizational Meeting.*

- Vice Chairman Thacker made a motion to approve the June 2019 Board Meeting Minutes.
Director Endres seconded the motion.
Motion passed unanimously.

Standing Committee & Special Reports:

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

Welcome to the July 18, 2019 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 again have seven duly elected directors to carry out the board business.

Our first workshop with the new directors was held Tuesday. Mayor Kathy Buyers asked to be on the agenda to discuss the formation of the Mid Valley Fire District. The support of the Star Valley Ranch Association will be significant because of the amount of land owned by the association. All agreed to add

a vote to the agenda tonight to authorize me to sign the petition for supporting the Fire District. Therefore, I move that the SVRA authorize the Board Chairman to sign the petition to support formation of the Mid Valley Fire District.

Authorize Chairman Denney to sign a petition:

- Vice Chairman Thacker made a motion to authorize Chairman Denney to sign the petition to support the Mid Valley Fire District.
Director Toolson seconded the motion.
The motion passed unanimously.

Construction of the new Cedar Creek Center facility is progressing nicely. A Capital Campaign has been initiated to raise funds for purchasing new furnishings for the facility. These would include the tables and chairs for the large meeting room, the restaurant, and bar. To date, this campaign has raised over \$40,000 from direct donations, a raffle at the Mixed Moose golf tournament and a raffle of a new golf cart. A second golf cart has been provided, so tickets for that cart are available in the pro shop. We wish to clarify that the SVRA has adequate funds to complete the facility in accordance with the construction contract.

Tallia will cover a lot of the ongoing activities in her General Manager's report.

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

As of July 15th golf rounds are down 1138 rounds. Golf income is up \$9577 year to date. Golf expenses are down \$17,470. The combination of these two categories shows us in the black \$27,812 this is compared to last year \$764 from the 2017 figures.

Architectural Control Committee Report: Vice Chairman Thacker gave the following report:

Permits approved by the Architectural Committee since March 2019:

New Homes 10
Detached Garages 6
Front Yard landscaping 3
Fences 4
Driveways 3
House paint color change 1
Deck 1
House shingles color change 1
Roof extension 1

Appointments to Architectural Committee:

- Vice Chairman Thacker made a motion to reappoint Mike Wardle and appoint Mike Booker to the Architectural Committee
Director Endres seconded the motion.
The motion passed unanimously.

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

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

Assessments:

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

2017 Assessment Status: 1986 Lots (98.51%) paid in full.

2018 Assessment Status: 1963 Lots (97.37%) paid in full.

2019 Assessment Status: 1847 Lots (91.62%) paid in full.

Business Activities:

An overview of SVRA Financials finds the June Gross Profit at 100.1% of budgeted levels and Total Expense at 97.7% of budget resulting in year-to-date Net ordinary income prior to depreciation at 102.3% of budgeted levels. The YTD cash assets (6/30/2019 Balance Sheet) Total \$803,088.91. 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 SVRA attorney has started the foreclosure process on these lots.

Cedar Creek Center: Since the May Board meeting we have spent \$349,988.02 on the Cedar Creek Center. Just a reminder...We understand that everyone is excited and curious but please avoid the driveway from Ridgecrest up to the barn and please stay away from the new building. It is an active construction site and we want to make sure everyone is kept safe!

Capital Campaign: A capital campaign has begun for the Cedar Creek Center. To date we have received \$41,000. All funds used from this account will be reported on at a Board meeting.

SVRA has enough money to complete the construction and move into the new facility this fall. This campaign will help defray the costs of items such as: pool table(s), shuffleboard, chairs, bar stools, tables, computers, electronic equipment, TVs, sound equipment, and other community amenities for our new building. This will ensure that we have new furnishings in this great facility that everyone can enjoy.

Family/Individual donations of \$500.00 or more will be recognized on the "Valley of Stars" wall inside the Cedar Creek Center. Business/Corporate sponsors will also be recognized for donations of \$1,000.00 or more. If you are interested in making a donation contact the SVRA admin office or George Toolson (307) 883-7717.

DCC&R Compliance: We currently have 3 lots we are in the process of bringing compliant. 2 lots will soon receive notice to comply within 10 days or law enforcement will need to get involved. We just received a complaint on an additional lot. That complaint has been turned over to our DCC&R Compliance Officer, Gene Root. He will provide that lot with the "Friendly Reminder" as our DCC&R Compliance policy requires.

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House & Entertainment: Since the May Board meeting we have several events. On May 31st we had our first Movie in the Park of the Year. The movie was Sing. Although it was VERY cold we had 30-40 people come out and enjoy the movie. We had our 1st Community Garage Sale on June 1st. We had 22 homes sign up to get on the map. We have had 3 nights of Karaoke so far this year. On June 22nd we had our Annual Meeting and Election. We also hosted a potluck dinner and band. As always it was a huge success. It is great to see so many of our members show up and enjoy what SVRA has to offer.

On July 4th we had our annual Independence Day Celebration. This event starts with the Flag Raising Ceremony, moves into a great pancake breakfast, followed by a 3 on 3 basketball tournament, bike, trike & Cart parade, Kids races, Hamburger and Hot Dog Lunch and a carnival.

We have partnered with Jumping Jaybird Studio to provide kids art camp every Wednesday from 9:30-11:30. Cost is \$12. Jumping Jaybird is also holding Adult Art Nights this year. The first event was July 8th. We will hold 2 more July 22nd and August 19th starting at 6:30 p.m. and the cost is \$30 per person.

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 over 150 people (members and non-members) come out and volunteer to make all of the events that we all enjoy possible. A special thanks to the SVRA staff including, Ernie & Heather Bigelow and family, Kurt & Chloe Richmond, Ben Whalen, the House & Entertainment Committee, and the SVHS Cheerleaders for jumping in and offering to lend a hand. We couldn't do what we do without everyone's help!!

Old Business: None Stated

New Business: None Stated

For the Good of the Order:

An audience member asked two questions. The first question was what ever happened to the roof pitch variance on the property on Redwood. The General Manager responded that the variance never came to the Association. Councilman Lee Hansen stated that the Town of Star Valley Ranch had denied the variance request. He stated that the town was committed to looking into the ordinance language that might allow different roof pitches for stick built homes. Once approved Chairman Denney explained that the Association's intent is to change the architectural control policy to defer to the towns ordinance.

The second question was what happens to properties that are foreclosed on. Chairman Denney explained that the Association takes ownership of the property. The General Manager responded by clarifying that the Association does not sell the foreclosed properties for what is owed, that actually the Association sells them for fair market value. She also explained that during her time as the Manager she has seen only three properties be foreclosed on. This statement was made to address the rumors that this is the reason that property values are low.

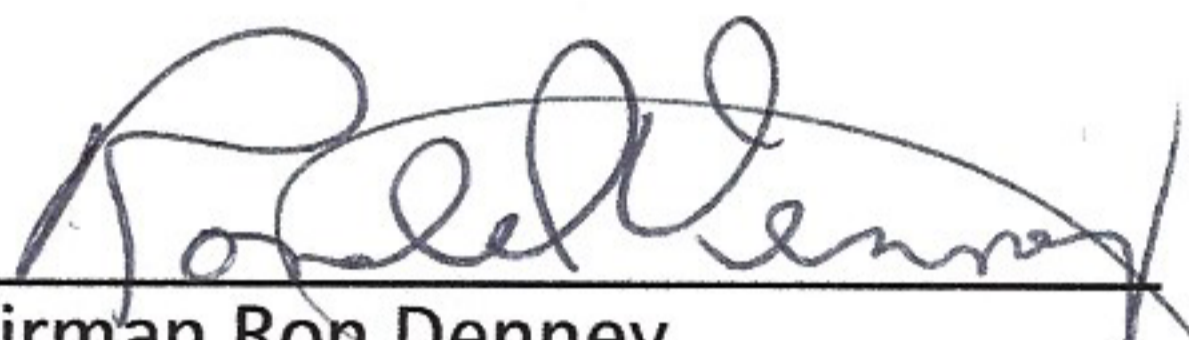
The audience member asked what kinds of DCCR violations is the Association pursuing. The General Manager stated the properties are very extreme cases, with a lot of stuff piled up all over the yards and some of the properties have several trailers on them. The Association follows the steps outlined in the DCCR enforcement policy.

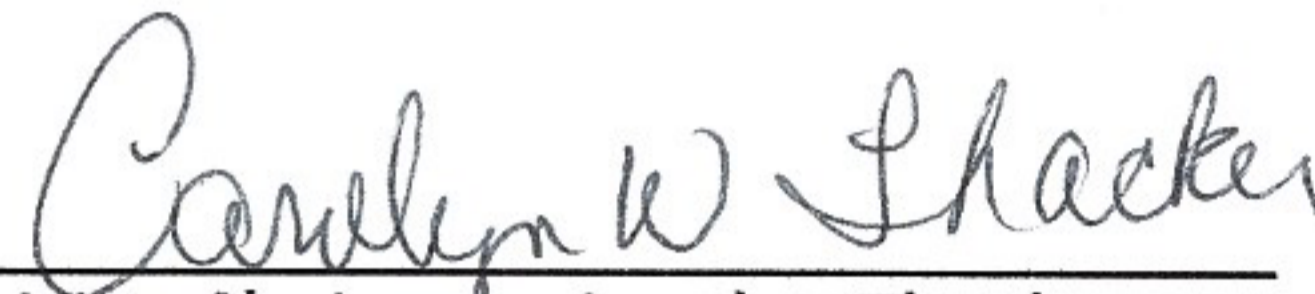
Councilman Hansen made a plea to the members to avoid going through the road closed signs on Vista West.

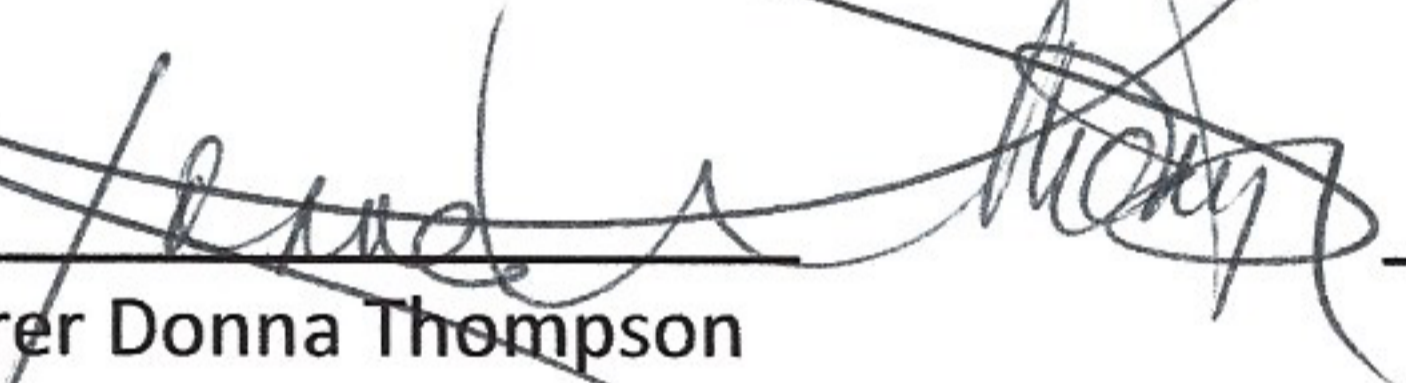
Another question was asked by an audience member, is karaoke paying for itself. The General Manager stated that the Association does not break even after comparing sales to expenses. Chairman Denney explained that it is more of an amenity than a profitable event.

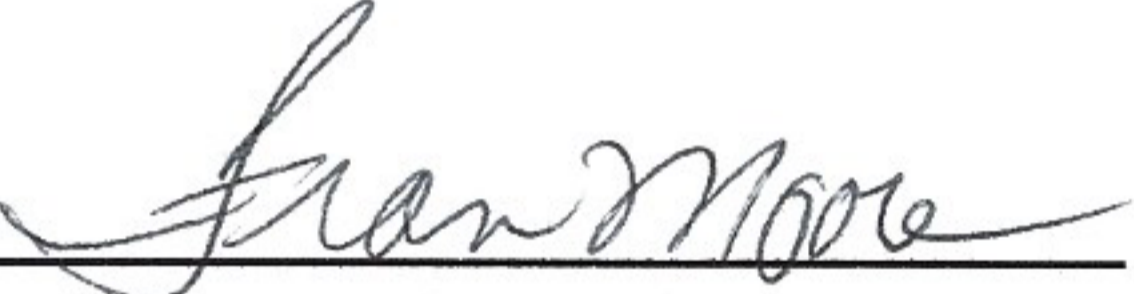
Adjournment:

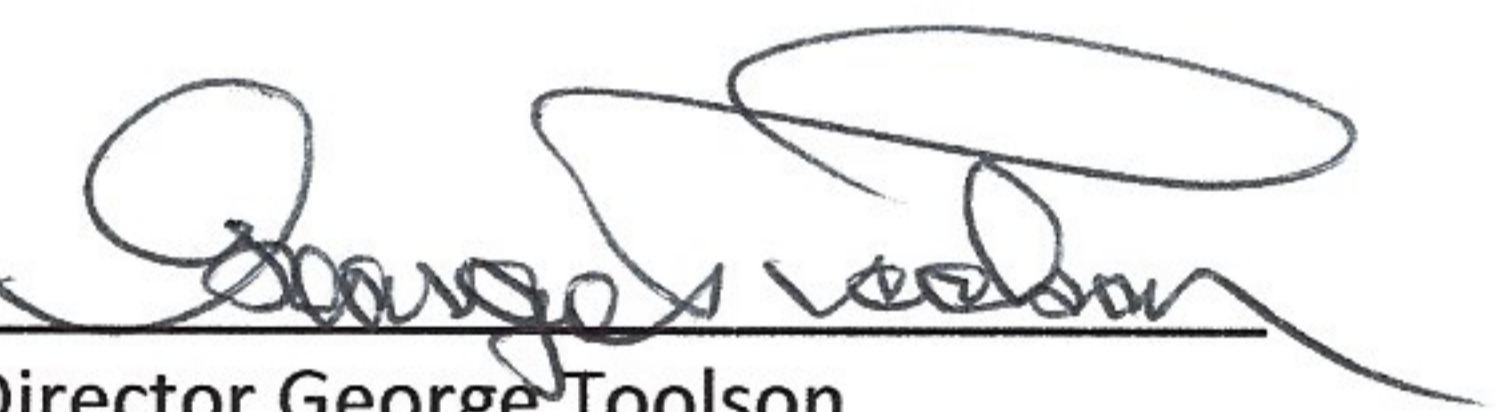
- Director Thacker made a motion to adjourn.
Director Endres seconded the motion.
Motion passed unanimously at 7:24 p.m.




Chairman Ron Denney

Vice Chairman Carolyn Thacker

Treasurer Donna Thompson

Secretary Fran Moore

Director George Toolson

Director Marsha Combe

Director Chuck Endres