

Star Valley Ranch Association
Board of Directors Meeting
August 15, 2019
7:00 p.m.
SVRA Cookshack

Ron Denney: Chairman – Present
Carolyn Thacker: Vice Chairman – Present
Donna Thompson: Treasurer – Present
Fran Moore: Secretary – Present
George Toolson: Director – Present
Marsha Combe: Director – Present
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 and Councilman Don Baillie representing the town of Star Valley Ranch. Pam Wolfley from Star Valley Health was also recognized.

Adopt Agenda:*

- ❖ Director Toolson made a motion to adopt the Agenda.
Director Combe seconded the motion.
Motion passed unanimously.

Approval of Minutes for July 18, 2019 Board Meeting.*

- ❖ Director Combe made a motion to approve the July 2019 Board Meeting Minutes.
Secretary Moore seconded the motion.
Motion passed unanimously.

Standing Committee & Special Reports:

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

In the July Golf and Greens Report, I stated that as of July 15th, 2019, we were down 1,138 rounds compared to the same date in 2018. The figures as of August 12th, show us down 869 rounds compared to last year on the same date. This shows we gained 269 rounds last month over 2018. Along with that, financially we are way ahead of last year's net income. Golf income is up by \$21,467.55 and golf expenses are down \$18,240.50. When all is said and done, we are \$39,888.05 ahead of last year's figures through the 12th of August.

We have now begun this year's golf cart path improvements. We are replacing the path on #10 at Cedar Creek from the street up to the ladies tee box. As a reminder to all, we budget funds for these new cart paths with monies generated through annual trail fees paid by people who own their own golf carts.

As of today, we have completed most of the golf tournaments here at Star Valley Ranch. This gives our Pro Shop, along with the Golf Course Maintenance Crew and our Administrative Staff a little breathing room.

One of the past tournaments includes the Star Valley Health Golf Tournament. Over the years, this event has increased in size, is very well organized and we here at Star Valley Ranch appreciate the fact that they keep coming back to play Cedar Creek Golf Course. We also really appreciate the many services provided by the Health Center and to show a part of that appreciation we will be donating back to this great event.

At this time, I would like to introduce Pamela Wolfley from Star Valley Health and ask her to come up and receive the donation from the folks here at Star Valley Ranch.

The Mens Golf Association in the last two weeks has removed approximately 2400 pounds of thistle from Star Valley Ranch.

There are about 12 tickets out of 100 for your chance at the golf cart that is in the barn. Hopefully we will draw the winner Saturday night during the Bar-B-Q and dance.

The Men's Club Championship is next Monday, August 19th thru Wednesday the 21st and the Ladies Club Championship will follow the next week from August 27th through the 29th. The SVRA "Sponsor Tournament" is Friday August 23rd.

Finance and Legal Committee Report: Director Thompson gave the following report:

We want to let everyone know we have some great people who have agreed to work on the Legal and Finance Committee. Jim Vandel, Mike Blackman, Ken D'Souza. Fran and Donna will be Co-Chairs the committee. If there are any other people interested let me know. After talking at the Board workshop on Tuesday, our first meeting will be mid-October. I also would like to make a couple motions.

Amend the Employee Handbook.*

- ❖ Treasurer Thompson made a motion that the Star Valley Ranch Association Board of Directors amend the Employee handbook as follows:
 - The First Amendment would be to replace the HSA and Insurance Contribution with a health Insurance Package to be paid, in full by Star Valley Ranch Association. This benefit would cover all full time, year round employees.
 - The second amendment would be to amend the personal leave of absence section in the employee handbook to state the following:
 - Section C would state: Any amounts in excess of one hundred-twenty (120) hours on the final pay period for the year be paid out to the employee on the last paycheck of the year.
 - Section E would state: After two years of employment, an employee may cash out any hours over 40 hours at any time. Cash out is preferred on a regular pay check.

Director Toolson seconded the motion.

Motion passed unanimously.

Open a Bank Account for the Capital Campaign.*

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- ❖ Treasurer Thompson made a motion that the Star Valley Ranch Association Board of Directors approves opening a bank account for all capital campaign contributions at the Bank of Star Valley.
Director Endres seconded the motion
Motion passed unanimously.

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

August 16th Movie in the Park, showing E.T. free popcorn is provided. The movie starts at dusk.
Saturday August 17th there will be a Bar- B-Que and Potluck, This is a Pig Roast, the meat is provided and we are asking everyone to bring a side dish. There will also be a dance with a D.J. after the meal. Everyone should get their friends and come on up.

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

Permits approved by the Architectural Committee since July 18 2019:

New Homes 2

Fences 3

Attached Awning over a North outside door

House paint color change 1

Front Yard landscaping 3

Waiting on Specs for 2 Detached Garages

This Concludes the Architectural Control Committee Report.

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

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

Assessments:

2009 Lawsuit through 2016: 18 Lots unpaid (0.89%).

2017 Assessment Status: 1989 Lots (98.66%) paid in full.

2018 Assessment Status: 1968 Lots (97.61%) paid in full.

2019 Assessment Status: 1875 Lots (93.01%) paid in full.

Business Activities:

An overview of SVRA Financials finds the July Gross Profit at 104.4% of budgeted levels and Total Expense at 97.3% of budget resulting in year-to-date Net ordinary income prior to depreciation at 115.4% of budgeted levels. The YTD cash assets (7/31/2019 Balance Sheet) Total \$844,919.15. 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. Since beginning the foreclosure process one property have remedied their judgement, one property has paid in full, one property is under contract to sell, and 1 property is in the process of starting an acceptable payment plan. We continue to pursue the remaining lot.

Cedar Creek Center: Since the July Board meeting we have spent \$155,987.69 on the Cedar Creek Center.

Capital Campaign: A capital campaign has begun for the Cedar Creek Center. To date we have received \$45,210. All funds used from this account will be reported on at a Board meeting.

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 have been sent notice to comply within 10 days or law enforcement will need to get involved. We have one additional lot that has received both the friendly reminder, and notice of compliance. We will continue to monitor the progress on this property and report the status.

Swimming Pool: The pool will remain open for open swim from noon until 6 p.m. 7 days/week until August 25th. The pool will then be closed to open swim until Friday, August 30th through September 2nd. We will have swim exercise through September 4th. After swim exercise on the 4th we will shut the pool down for the season.

We had a total of 280 children participate in swimming lessons this year. This number is down from previous years due to the school district cancelling their swim and learn program at Cedar Creek Pool.

We have had a great staff at the pool again this year. Robyn Klein has done a great job managing the pool staff this year. To date the lifeguards have recorded a total of 15 saves. In the 77 days we have been open this year we have hit capacity, 23 days (29.87% of days open). The lifeguards keep a call back list for the pool when it is at capacity. We are generally able to get everyone in the pool the day they want.

Golf: The cart path project on #10 has begun. We are excited to be working with Earl's Concrete again on this project.

The course is in AMAZING shape, the Pro Shops still have merchandise, get out and enjoy your courses!

House and Entertainment: The Community Garage Sale will be held Saturday, August 17th. Get out and see what kind of treasures you can find.

Old Business: None Stated

New Business: None Stated

For the Good of the Order:

Lee Hansen had a question about how the management of the Capital Campaign Fund is handled. General Manager Booker answered that she deposited the funds and Director Toolson has taken the

lead on the campaign and the Board of Directors will decide how the funds are spent. Director Endres as well as the General Manager have taken on the responsibility of collecting ideas on the items to purchase such as what kind of furniture. The money is deposited into the bank and when it is time to purchase items the Board will decide how the money is spent and how to prioritize what is needed to complete the inventory. All spending will be reported at the Board Meetings.

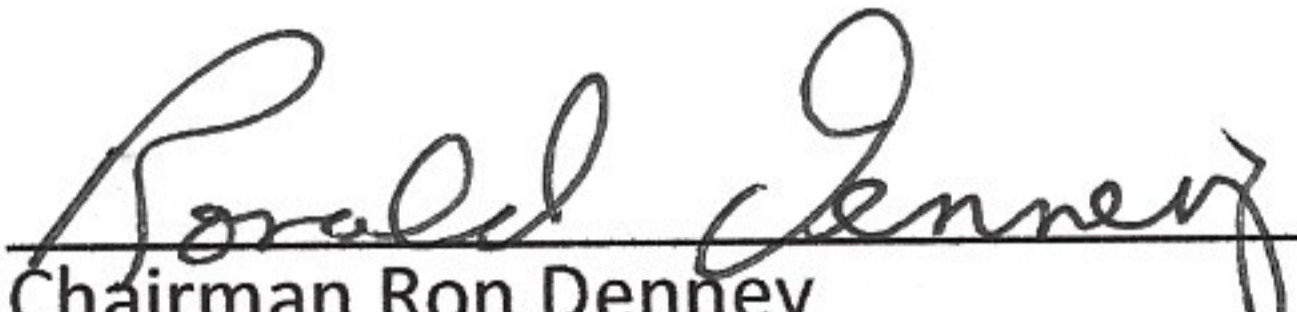
Ron Mueller had two questions to ask the Board. A legal complaint was filed against the Association with the Third District Court over a year ago; how is that lawsuit going?

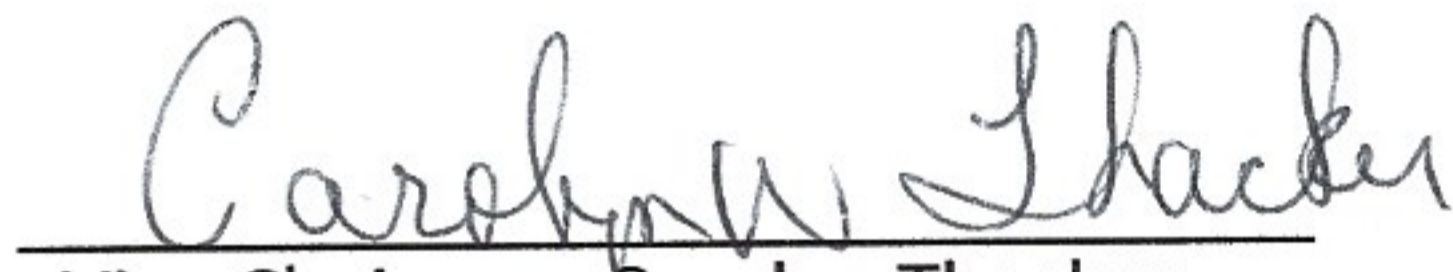
A motion for summary Judgement was filed against the Association with the Third District Court 20 days ago. How is that legal judgement proceeding?

Chairman Denney explained that are lawyer advised us not to say anything about progress. All the depositions have been taken. Both sides have filed motions to the court, it is ongoing and progress is being made. We are not allowed to talk about the progress. Treasurer Thompson stated that everything is recorded and filed with the clerk. You are welcome to go to the County and get that information directly from them, but we are not allowed to say anything. It is in the hands of the court now.

Adjournment:

- Director Toolson made a motion to adjourn.
Director Endres seconded the motion.
Motion passed unanimously at 7:20 p.m.


Chairman Ron Denney



Vice Chairman Carolyn Thacker

NOT PRESENT
Treasurer Donna Thompson

Signature NOT AVAILABLE
Secretary Fran Moore


Director George Toolson

approved via teleconference
Director Marsha Combe


Director Chuck Endres