

Star Valley Ranch Association
Board of Directors Meeting
October 17, 2019
7:00 p.m.
SVRA Cookshack

Ron Denney: Chairman – Present via Teleconference
Carolyn Thacker: Vice Chairman – Present
Donna Thompson: Treasurer - Present
Fran Moore: Secretary – Present via Teleconference
George Toolson: Director – Present
Marsha Combe: Director
Chuck Endres: Director – Present

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

Vice Chairman Thacker recognized audience members including Councilman Don Baillie representing the Town of Star Valley Ranch

Adopt Agenda:*

- ❖ Vice Chairman Thacker asked for a motion to Adopt the Agenda
Director Thompson made a motion to adopt the Agenda.
Director Toolson seconded the motion.
Motion passed unanimously.

Approval of Minutes for September 19, 2019 Board Meeting:*

- ❖ Vice Chairman Thacker asked for a motion to approve the September 19, 2019 Board of Directors Meeting minutes.
Director Toolson made a motion to approve the September 19, 2019 Board of Directors Meeting Minutes.
Director Endres seconded the motion.
Motion passed unanimously.

Approval of Minutes for October 3, 2019 Executive Meeting*

- ❖ Vice Chairman Thacker asked for a motion to approve the October 3, 2019 Board of Directors Executive Meeting Minutes.
Director Thompson made a motion to approve the October 3, 2019 Board of Directors Executive Meeting Minutes.
Directors Endres and Moore seconded the motion.
Motion passed unanimously.

Standing Committee & Special Reports:

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

Well, “Mother Nature” is saying the golf season here at Star Valley Ranch is quickly coming to a close. Year to date, as of October 14th shows we are down 1,116 total rounds as compared to this time last year. I believe this can be attributed to later opening dates, a washout for May and June, and some nasty weather in the late season. Even though our rounds were only at 15,781, our total golf income was up \$17,465.38. Along with golf income being up, our golf expenses were down \$42,444.27. Between income and expense we finish the season at \$59,909.65 ahead of last year. Golf income went up because we readjusted some of the rates across the board during last year’s budget planning. Expenses went down significantly because Tallia and the admin staff along with Ben and Pro Shop staff, and Kurt and golf course crew did a really great job controlling expenses.

The Pro-Shop continues to sell merchandise and now is a great time for some early Christmas shopping. Kurt and the maintenance crew continue their annual jobs of putting both courses to bed for the season.

All in all we had a really great season and hope to see you all next spring. Because the Broncos are playing the Kansas City Chiefs right now, this concludes the golf and greens report.

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

Good evening everyone. I hope you are enjoying the crisp fall mornings, which will soon be dusted with snow!

Finance and Legal committee will be meeting soon to review the 2020 budget that Tallia has put together. Once reviewed, the committee will make any suggestions we feel appropriate. The Association will then be able to move forward with the annual mailing to our members.

As the lawsuit continues, we want to assure everyone that even with the added costs incurred as a result of the lawsuit, our association is still in good financial condition. Even though the added costs are taking precious dollars from our future reserve funds, we still have money to cover the costs associated with our brand-new Cedar Creek Building. I would like to give you all some numbers that will help you see where we are with the costs of the building.

Original contract price with New Peak	\$ 2,271,946.81
Change Order #1 – Retaining Wall	\$ 48,877.74
Change Order #2 – Lower Level Deck	\$ 56,508.38
Delay Costs to Builder at onset of lawsuit	\$ 66,071.48

Design Change Orders approved 4/11/19	\$ 6,140.98
Change Orders May 2019	\$ <u>93.37</u>
TOTAL COST OF BUILDING	\$ 2,449,638.76
Loan Amount with Bank of Star Valley	\$ 1,452,750.00
SVRA Cash deposited with B of SV	\$ 819,196.81
SVRA Cash for Change orders with B of SV	\$ <u>152,995.71</u>
TOTAL FUNDS PAID/DEPOSITED TO DATE	\$ 2,424,942.52
Funds needed to complete project	\$ 24,696.24
Interest payments to loan Nov & Dec (full not required)	\$ <u>14,527.50</u>
GRAND TOTAL THROUGH DEC 2019 NEEDED TO FINISH	\$ 39,223.74
2019 Budgeted Future needs cash on hand for building	\$ 112,896.00
Less Building Costs & Max interest payments needed	-\$ 39,223.74
Less Interest payments made to date from future needs	-\$ <u>4,602.34</u>
Remaining Cash on Hand held by SVRA for the building	\$ 69,069.92

This amount is for the building and is in addition to other funds SVRA has for future needs of the Association.

We have initiated a Capital Campaign to raise funds for new furnishings for the beautiful building we will have. Some folks have commented that we are raising money because we don't have enough money to pay for the building. This is absolutely not true! The Capital Campaign **IS NOT** required or needed to pay for the building, rather it is a way for us to upgrade our existing furniture, replace the old with NEW and add extras that all who visit will be able to enjoy. This also allows us to leave the existing furnishings in the Barn so we can continue to enjoy barn dances and pot lucks in that building. If you haven't yet made a donation, please consider doing so. Our new facility will have a great impact on this valley, an impact we can ALL be proud of, and a legacy that will last for years to come. Please contact the office or George Toolson and make your donation today!

Contributions to date total \$80,710.00. Contribution acknowledgements will be placed on our “Valley of Stars” wall. I hope you are all as excited as this board is about this new facility. For less than a \$400.00 per year annual assessment, it’s a hell of a place to hang your hat!

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

Permitted 2 new homes, 1 roof, enclosure on part of an existing deck, and 2 fences.

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

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

Assessments:

2009 Lawsuit through 2016: 17 Lots unpaid (0.84%).

2017 Assessment Status: 1990 Lots (98.71%) paid in full.

2018 Assessment Status: 1976 Lots (98.02%) paid in full.

2019 Assessment Status: 1910 Lots (94.74%) paid in full.

Business Activities:

An overview of SVRA Financials finds the September Gross Profit at budgeted levels and Total Expense at 4.6% below budget resulting in year-to-date Net ordinary income prior to depreciation at 110.5% of budgeted levels. The YTD cash assets (9/30/2019 Balance Sheet) Total \$774,252.10. The summary of the financials are, as always, available on the SVRA website.

Through our foreclosure process we have one lot that will be auctioned off in November, due to non-payment of assessments.

Cedar Creek Center: Since the September Board meeting we have spent \$203,818.43 of loan funds on the Cedar Creek Center.

Capital Campaign: A capital campaign has begun for the Cedar Creek Center. To date we have received \$81,210.00. All funds spent from this account will be reported on at a Board meeting. Capital Campaign Contributions will also fund landscaping around the new facility.

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 2 lots we have turned over to our attorneys and Lincoln County Sheriff. The property owners will now have to provide to the court why they should not be held in contempt.

Fall Hours of Operation:

Cedar Creek Swimming Pool, Tennis & Pickleball Courts, Aspen Hills, & Duffers-Closed for the season Cedar Creek Pro Shop – Fall hours are be 9 a.m. – 5 p.m. On days of inclement weather hours will be noon to 4 p.m. to allow everyone to use their pro shop credits.

Budget: The 2020 budget is in progress. A draft copy has been sent to the Board for their review & input. The budget will be presented at the Board meeting in November for final Board approval.

Golf: Just a reminder that event credits will be lost if not used by November 1st. Stop in the pro shop and do a little shopping. If we don't have what you want/need, the pro shop staff will be happy to make a special order for you.

Facilities: Ernie has been preparing the facilities for winter. This includes shutting down the course restrooms and taking the fountain out of the #8 pond.

Old Business: None Stated

New Business: None Stated

For the Good of the Order:

Mara Apsitis had some general questions regarding how the Star Valley Ranch Association is run. Rachel Vickers wanted to know if the fees for amenities are going to increase and why the public is allowed over members.

Brooke Hale also had concerns about not being able to get into the pool.

The Board and the audience discussed several solutions. The Board also stated that they were aware of the situation and will be looking at different solutions. The Board also reminded the members that they are willing to listen if a member not only has an issue, but also welcomes possible solutions.

Adjournment:

- Director Toolson made a motion to adjourn.
Director Endres seconded the motion.
Motion passed unanimously at 7:35 p.m.

Chairman Ron Denney

Vice Chairman Carolyn Thacker

Treasurer Donna Thompson

Secretary Fran Moore

Director George Toolson

Director Marsha Combe

Director Chuck Endres