

Star Valley Ranch Association  
Board of Directors Meeting  
September 19, 2019  
7:00 p.m.  
SVRA Cookshack

Ron Denney: Chairman – Present  
Carolyn Thacker: Vice Chairman – Present  
Donna Thompson: Treasurer  
Fran Moore: Secretary – Present  
George Toolson: Director – Present  
Marsha Combe: Director – Present 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 and Councilman Don Baillie representing the town of Star Valley Ranch and introduces Trish Smith, the new Member Services Coordinator for the Star Valley Ranch Association.

**Adopt Agenda:\***

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

**Approval of Minutes for August 15, 2019 Board Meeting:\***

- ❖ Director Endres made a motion to approve the August 2019 Board Meeting Minutes.  
Director Toolson seconded the motion.  
Motion passed unanimously.

**Approval of Minutes for September 6, 2019 Special Meeting\***

- ❖ Director Moore made a motion to approve the September 6, 2019 Special Meeting Minutes.  
Vice Chairman Thacker and Director Endres seconded the motion.  
Motion passed unanimously.

**Standing Committee & Special Reports:**

**Chairman's Report:**

Welcome to the July 18, 2019 meeting of the SVRA Board of Directors.

Construction of the new Cedar Creek Center facility is progressing. The major roadblock has been completion of the fire suppression system which is significantly more complex than expected. Installation of the roofing and siding is now underway, as well as putting up the sheetrock and dropped ceilings, etc., inside the building. Placement of the new septic system down by the practice green will also be underway.

The Capital Campaign that is underway to raise funds for purchasing new furnishings for the facility is continuing and has reached \$75,000. These furnishings will include the tables and chairs for the large meeting room, the restaurant, and bar as well as entertainment electronics, etc. Again, we emphasize that the SVRA has adequate funds to complete the facility in accordance with the construction contract.

We want to remind all members that elections for two board members will be held next June. All members are asked to consider whether they can contribute to the functioning of the board of directors by volunteering to run for the board. Let's not wait until next March!

The board will begin revisions to the Architectural Control policy immediately now that the Town of Star Valley Ranch has updated the Title 6 Ordinance for Buildings and Title 9 Ordinance for Zoning. We think we can simplify our policy significantly.

We will also begin crafting a new policy for requiring charters for all clubs. We believe that the availability of the new facility will enable more activities to be held by existing and new clubs. Requirements for utilization of our facilities need to be established.

Thank you

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

Based on data collected through September 16<sup>th</sup> year to date totals show we are still down a total of 983 rounds from that same date in 2018. Member rounds are down 446, non-member down 575 rounds, All Day rounds down 22, Twilight rounds up 552, and Jr rounds down 1 round. Also based on the September 16<sup>th</sup> year to date report, our golf income is up by \$18,653.19. Golf expenses including Pro-Shop and Golf Course Maintenance are down by \$27,901.07. Income and expenses show us \$46,554.26 ahead of last year's totals through September 16<sup>th</sup>.

Our golf cart path program this year was to replace #10 path from the street to ladies tee box. That project has been completed and as usual, our resident concrete guy, (Jeff Earl), did a hell of a job and path turned out great.

Ben and Pro-Shop staff are winding down for the season and still have lots of golf merchandise in stock ready to purchase.

Kurt and his crew are also getting ready to put both courses to bed for the upcoming winter. His crew has just finished verticutting on all greens, and will begin blowing out irrigation lines soon.

As of now, we have no projected date for closing Cedar Creek Golf Course. Aspen Hills will be closing around the 14th of October. Go out and enjoy these two courses that are in great shape, while the weather is still decent.

All tournaments have been completed for the season. All were well attended and run very professionally by Ben and Pro-Shop staff, Kurt and maintenance crew, and Tallia and her administrative staff. The last two tournaments were the Ladies & Men's Club Championships. The Club Champ for the Ladies was Allison Webb (Gross Score) and Susie Hendricks (Net Score). For the men, Tom Baker was the Gross champ, and Tom Stuart was the Net champ. Congratulations to all.

This concludes the Golf & Greens Report

**House and Entertainment Committee Report: Director Combe gave the following report:**  
We've had a few great functions since the last board meeting:

Friday August 16<sup>th</sup> we had Movie in the Park. It was a wonderful evening and around 30 or 40 came out to watch E.T. And get free popcorn. If you haven't been out to one of these movies you are really missing out!!!

Saturday August 17<sup>th</sup> was the Community Garage sale and it was very successful. If you don't get out and visit these homes you just don't know what kind of treasures you're missing! I managed to pick up several great deals.

Also, August 17th we had the Bar- B-Que and Potluck with a 180 lb. roasted Pig that was provided by the Association and cooked by Roen Perry. Roen did a fabulous job and everyone brought side dishes. There was also dancing to a D.J. after the meal.

And last Saturday night September 14th we had the 5th annual Chili Cook off. It was one of the most attended functions we had this year. We had 14 entries and two winners in the Cook Off. Teresa Rude won-for the traditional category and Allison Webb for the non-traditional. We ended the evening dancing to the Three Rivers Band.

We are so lucky to get these incredible sponsored functions. They never disappoint!

Just a reminder that we will be having the Trunk or Treat and Haunted Barn on October 31st and we could always use volunteers. Please call the association office and let them know if you can help.

This concludes the H & E report.

**Architectural Control Committee Report: Vice Chairman Thacker gave the following report:**  
Permits approved by the Architectural Committee since August 15, 2019:

New Homes 2

Deck 1

Fences 4

Detached Garages 2

Vice Chairman Thacker made a motion to approve a variance from the required 5/12 pitch for a roof pitch for a new home proposed on Plat 7 Lot 58 for Ken Patterson.

Director Toolson Seconded the Motion.

Discussion of why variance was requested. Town of Star Valley Ranch has already approved. Chairman Denney asked for any comments from the members present. There were no comments. Chairman Denney called for the vote.

Motion Passed unanimously.

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 August 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:** 1973 Lots (97.87%) paid in full.

**2019 Assessment Status:** 1901 Lots (94.30%) paid in full.

**Business Activities:**

An overview of SVRA Financials finds the August Gross Profit at 1.3% above budgeted levels and Total Expense at 1.3% below budget resulting in year-to-date Net ordinary income prior to depreciation at 105.8% of budgeted levels. The YTD cash assets (8/31/2019 Balance Sheet) Total \$814,970.68. 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 two properties have paid in full, and 1 property is in the process of starting an acceptable payment plan and one lot has started an acceptable payment plan. We continue to pursue the remaining lot.

**Cedar Creek Center:** Since the August Board meeting we have spent \$203,362.18 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 \$74,710.00. All funds spent 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 letters from our attorney indicating that they have 20 days to comply or we will file with the court. The property owners will then have to provide to the court why they should not be held in contempt. We have one additional lot that has received both the friendly reminder, and notice of compliance. This owner has asked for an extension to clean up. The extension granted was the end of September.

**Fall Hours of Operation:**

Cedar Creek Swimming Pool-Closed for the season

Cedar Creek Pro Shop – Beginning September 30<sup>th</sup>, hours will be 9 a.m. – 5 p.m.

Aspen Hills Pro Shop – Beginning September 30<sup>th</sup>, hours will be 9 a.m. – 4 p.m.

Duffer's – 12 p.m. – 8 p.m. Final date of the season will be September 28<sup>th</sup>. The blowout sale will be September 30<sup>th</sup> at 1 p.m.

**Admin Office Changes:**

There have been some changes to the admin staffing this past month. Heather Bigelow rejoined SVRA in June as our member services coordinator. Heather and her husband, Ernie (some of you may know him) live in Auburn, but own property on the Ranch. They have a daughter Samantha.

When Mariel left the book keeping position Heather expressed interest in the bookkeeping position, and has seamlessly filled the vacancy. I appreciate her willingness to do whatever SVRA needs from her and excel!

Two weeks ago Trish Smith joined the SVRA team as the Member Services Coordinator. Trish and her husband live in Fairview where they have raised their 5 children. Many of you know Trish's daughters, Amber and Liz and her son-in-law, Ryan. Trish has already proved to be a great asset to our office. She is very friendly and eager to help. She also has a love for marketing which should prove a positive impact in the years to come.

These two complete the great team of full time, year round employees we have at Star Valley Ranch Association.

**Old Business: None Stated**

**New Business: None Stated**

**For the Good of the Order:**

Lee Hansen from the Town of Star Valley Ranch discussed the 2020 census and let us know that the packets would be in the mail sometime between March and April. There was discussion regarding why this is important for the town.

Lee also asked that we all vote for the Mid-Valley Fire District to get it on the Ballot and that the deadline for that is October 31, 2019.

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Jean Barngrover started a discussion regarding the future use of the Cookshack once the new Cedar Creek Center is up and running.

**Adjournment:**

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

*Via teleconference*  
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Chairman Ron Denney

*Carolyn Thacker*  
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Vice Chairman Carolyn Thacker

*Donna Thompson*  
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Treasurer Donna Thompson

*via teleconference*  
\_\_\_\_\_  
Secretary Fran Moore

*George Toolson*  
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Director George Toolson

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Director Marsha Combe

*Chuck Endres*  
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Director Chuck Endres