

**Star Valley Ranch Association  
2019 Annual Membership Meeting  
JUNE 22, 2019  
The Barn**

**In Attendance:**

Ron Denney-Chairman  
Mike Blackman-Vice Chairman (not Present)  
Donna Thompson-Treasurer  
Fran Moore-Secretary  
George Toolson-Director  
Marsha Combe-Director  
Taylor Ellis-Director

- I. The 2019 Annual Meeting was called to order at 8:00 a.m. by Chairman Denney**
- II. Pledge of Allegiance**  
The Presentation of the colors was presented by the VFW. The Pledge of Allegiance was said by all members present.
- III. Invocation was given by Member, John Potee.**
- IV. Reading of Official Notice: Secretary Moore read the following:**

**OFFICIAL NOTICE**

**2019 Annual Meeting  
Star Valley Ranch Association, Inc.**

Notice is hereby given that the Annual Membership Meeting of the Star Valley Ranch Association, Inc., a Non-Profit Corporation, of Star Valley Ranch, Lincoln County, Wyoming, will be held at 8:00 a.m. on Saturday, June 22, 2019 in the Barn at Star Valley Ranch.

On the Agenda is the election of two (2) Directors for 3 year terms and one (1) Director for a 2 year term.

**V. Opening Remarks: Chairman Denney made the following remarks:**

Welcome to the 2019 Star Valley Ranch Association Annual Meeting. Our thanks go out to all of you who have taken the time to come to Annual Meeting at this early hour and in these weather conditions. Your interest in the functioning of the Association is much appreciated.

Thank you to the VFW for presenting the colors and for leading the Pledge of Allegiance. This is a very special way to remember we are able to live in this great nation which has been defended many times by our many military forces.

Thank you to all the directors who have contributed so very much over the past year to help ensure the association has continued to function. Numerous challenges have been taken on and met this last year. The most visible challenge has been the initiation of the construction of the new Cedar Creek Center facility. We are happy to report that construction is well underway with an expected completion of mid November 2019. Upon completion, this facility will provide capabilities for year-round activities for the members of the SVRA.

A special thank you to the two individuals who stepped forward to serve as directors this last year when two directors resigned. These are Mike Blackman, who served as the vice chairman, and Taylor Ellis, who served as the Utilities Committee Chairman/Architectural Review Committee Chairman.

Finally, thank you to all the employees of the SVRA who have worked so hard to ensure that the association functions. These include our manager Tallia Booker, the office staff Heather Bigelow who is our Member Services Coordinator and Mariel Nelson who is our Accountant: Kurt Richmond our golf course superintendent, Ernie Bigelow, our Facility Manager, Ben Whalen our golf pro, and Heather Budge our bar manager. There are also nearly 50 employees that support these key individuals

**VI. Review of 2018 Financial Audit: DeCoria and Company's Phil Tippets reported the following:**

Mr. Tippets stated this was the fourth year he conducted the audit for the association, which allows him to have institutional knowledge of the association.

He went over some numbers and highlights from the audit. Current assets total \$1.2 million (slight decrease from last year). Non income assets total \$2.1 million (increase of 28% from last year). Current liabilities, operating revenues and expenses are consistent from the prior year.

He reported that accounting has been done very well and everything is very consistent.

A copy of the complete audit can be found on the SVRA website.

**VII. Election Committee Chairperson Ann Earl**

Report the number in attendance, present in person in person or by proxy to determine a quorum

Mrs. Earl reported that we needed 536 votes to have a quorum and she was happy to announce we received 588 votes.

**VIII. Reading of Minutes of June 23, 2018 Annual Meeting and approval of same:**

- Member Chris Combe made a motion to accept the meeting minutes from 2018 as they were written.  
Member Terry Wilson seconded the motion.  
Motion passed unanimously.

**IX. Reports of Standing Committees:**

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

Year to date golf rounds as of June 23rd shows some ups & downs for the season so far. Total golf rounds are off through the 23rd by 637 rounds. 637 rounds equate to about a \$6,000.00 deficit income funds this year. It's not that our courses aren't in great shape, it's a fact, that since opening day of May 10th, either "Global Warming, or Mother Nature" has dealt us a "Bad Hand" with weather conditions. Opposite of this scenario, is the fact we slightly increased the price of golf during the budgeting session last fall, which appears to be working. Between cart income, merchandise income, season pass holder income, punch card passes, and annual trail fee passes, our golf income is up about \$15,000.00 year to date. Makes the -\$6,000.00 look a bit better and hopefully we get good weather for the other 2/3rds of 2019.

Our Golf Pro (Ben Whalen) and his staff are in "Full Swing" with Tee Time reservations, lessons, tournament activity, ladies & men's associations, and all your golf accessory needs. So far this group has successfully pulled off the Member/Member, Wildland Firefighters, a very "wet" Star Valley Medical Center Tournament, as well as the Mixed Moose Tournament with 132 competitors this year.

The Golf Superintendent (Kurt Richmond) and his crew are also very busy with mowing, upgrading greens & fairways, fertilizing, and providing you as a member with 27 spectacular holes of golf here at Star Valley Ranch. This is one crew who has consistently tried to out-run "Mother Nature" this year, and it is very apparent they are succeeding.

Another group of folks who need a big hand in these 27 holes of golf are; General Manager (Tallia Booker) and her staff, along with Facilities Manager (Ernie Bigelow) and his staff of "Ernie". This entire group is behind the scenes of every event, and seldom get credit for what they do here on the "Ranch".

A big "Thank You" goes out to the members of the Men's Golf Association for their continuing efforts to do what needs to be done. It doesn't matter, rather it's dyers woad, thistle, new bridges, stairs to the driving range or somebody needs a hand, these guys always show up.

Finally another big "Thank You" to another "new Guy On The Block" Steve Gieck who has been seen over the last several days cleaning up the SVRA "Logo" berm on Alpine Way

between #13 & #14 on Cedar Creek Golf Course.

I for one appreciate all the extra help of our members who make this place to work! work!

**B. Utilities: Taylor Ellis Director gave the following report:**

I would like thank Committee members Carolyn Thacker, and Mike Wardle for all their help and sage advice.

The Committee has reviewed 37 applications since the last Annual Meeting. I am happy to report that the following applications were approved:

17 New Home applications, with Plat 21, accounting for 5 new homes, 2 each in plats, 2, 5, and 16, and 1 in each of plats 3, 10, 15, 17, 18, and 22.

Remodeling and new Garages were popular with 5 permits approved for each. Remodeling of existing homes was approved in Plats 6, 8, 10, 12 and 16. New garages are showing up with 2 in Plat 21, and one each in plats 1, 10, and 15.

Fences accounted for 3 permits in plats 12, 17, and 21.

2 permits were approved that included multiple upgrades such as landscaping, garages, and driveways. These were in Plats 16 and 17.

Finally 1 permit was approved for a driveway in plat 15.

The Pickle Ball Courts are nearing completion. The courts are in and only waiting for the weather to clear up sufficiently to allow for painting the courts and installation of the nets. Gates to the courts will be through a locked gate. The combination to the lock can be obtained from the main Association Office.

**C. House and Entertainment: Marsha Combe Director gave the following report:**

We had another awesome year. I always love to report on all the functions this Association offers and I don't think very many of you have ANY idea the amount of hours is spent putting these functions together for our membership. We absolutely could not do it without out Tallia and her staff and the many volunteers.

In March we began our year with the annual Easter Egg Hunt and we had lots of kids, which always seems to be a great time for all.

June 9th we had the Mexican Fiesta dinner, which was one of the best attended dinners with a band and lots of dancing.

June 22rd & 23rd we had the Property Owners Weekend where the Association provided free hot dogs and pops until they ran out and they supplied a band to finish off the wonderful day and end to another successful Property Owners weekend.

July 4th we had the Independence Day Celebration, which is always amazing. It includes the morning flag raising, pancake/sausage breakfast, the golf cart parade followed by children's races, carnival games, basketball tournament, and then we have the hamburger lunch, the pie sale.

In September we had a Happy Trails dinner, which was our 4th Annual Chili Cook Off and we closed out the night with another Band.

In October we had the Trunk or Treat and Haunted Barn, which always has a lot of attendees and was a lot of fun.

In December we Co-Sponsored Santa down at JACZ and we had lots of kids and families.

We had a couple of community garage sales last year June 2nd and August 11th and we have had one this year, which was June 1st. We always have a lot of members participate in the garage sale, which helps many members get rid of their stuff!!

We had Movies in the Park last year once a month and had lots of attendees:

June- Little Rascals

July- Goonies

August movie in the park was cancelled due to the County Fair being on the same evening

We have already had a movie night on June 8th, which was the movie Sing. We had over 30 attendees, even with the very cold evening, which attests to the popularity of our movie nights. And remember free popcorn is given to everyone that shows up!!

We had weekly Sunday Karaoke evenings, which are also provided by the association. Just a reminder that Karaoke will be once a month this year.

I just hope everyone realizes all the hard work that your association employees put into coming up with all these functions along with all their hard work to run these functions and ensure they run smoothly. There are also a lot of volunteers on the Ranch that volunteer their time to help

**D. Finance and Legal: Ron Denney Chairman gave the following report in Mike Blackman's absence:**

The following statement was provided by the SVRA lawyer to be read at the 2019 Annual Meeting.

The Board remains as a defendant in a lawsuit with Plaintiffs Sara and Gerald Kittleson and Bill Daley in the District Court of Lincoln County, Civil Action No. 2018-115-DC. Discovery in the case is ongoing and there have been no determinations by the Court. If and when we receive a ruling on any substantive issues in the case, we will notify the membership. The court record is open to the public, but on advice of counsel, we are not at liberty to share any details of the case or our thoughts about the various claims.

Despite the lawsuit, and as explained in the special meeting minutes of December 2018, we have been able to continue with the Member Center construction, although SVRA was charged a portion of the threatened delay fees by the contractor (New Peak) after the Bank of Star Valley paused the release of funds due to the lawsuit. As detailed in the December meeting minutes, the threatened fees (had construction been postponed and cancelled) would have been in excess of \$400,000. While this magnitude of fees was avoided, New Peak did charge \$66,000 pending the Bank of Star Valley's decision to release funds. These fees have been paid and included in amounts previously reported in connection with the project.

The construction is on track to be completed on or before mid-November 2019. We very much look forward to being able to offer this improved year-round facility as a new home for the various amenities you all have enjoyed for years as well as a safe and comfortable gathering space to benefit our community.

**X. Introduction of candidates of the Board of Directors:**

Secretary Fran Moore stated there are three (3) candidates running this year for office.

Secretary Moore asked that the first candidate Chuck Endres would stand to be recognized, he is running for a three (3) year term. She then went on to introduce George Toolson who is running for another three (3) year term. The third candidate is Carolyn Thacker, who is running for a two (2) year term.

Director Moore announced that the election results would be posted as soon as available later this day. After the results are posted the board will meet to re-assign the board members to their responsibilities.

**XI. Announcements:**

Chairman Denney stated that the polls would close thirty (30) minutes after the meeting adjourns, around 9am.

The Property Owners Golf Tournament at the Cedar Creek Golf Course will begin thirty (30) minutes after the meeting, around 9:30am.

Tours of the partially completed Cedar Creek Center will be offered at 9am and 9:15am. An injury waiver form will be required to sign and children will not be allowed due to the inherited dangers of the construction area. It was announced that individuals on the tour are required to stay with the tour guide on these short duration tours and people must stay off the decks.

Chairman Denney announced that the Board of Directors will be meeting at 4:30pm.

There will be a hamburger and hotdog potluck dinner at 6pm at the barn and dancing to a live band will begin at 7pm.

**XI. Adjournment:**

- Member Chris Combe made a motion to adjourn the Annual 2019 Meeting. Member Terry Wilson seconded the motion.

Member Ed Koch asked what Board Members would be exiting the Board this year. Chairman Denney stated that George Toolson was again running, Taylor Ellis and Mike Blackman would be leaving the Board.

Motion passed unanimously at 8:30 a.m.