

DRAFT

Star Valley Ranch Association 2020 Annual Membership Meeting

JUNE 27, 2020

The Cedar Creek Center - 1800 Cedar Creek Drive

In Attendance:

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

I. The 2020 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: None Given

IV. Reading of Official Notice: Secretary Moore read the following:

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 27, 2020 at Star Valley Ranch in the Assembly Hall on the main level in the Cedar Creek Center.

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

Welcome to the 2020 Star Valley Ranch Association Annual Meeting. Our thanks go out to all of you who have taken the time to come to the Annual Meeting at this early hour. Your interest in the functioning of the Association is much appreciated. We are meeting in the new Cedar Creek Center which was just opened this spring. We are immensely proud of this facility, which houses the association offices, Duffers Bar, Three Canyons Restaurant, the Cedar Creek pro shop, this large multipurpose room and considerable space on the first level for development into yet to be determined member uses.

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. The most visible challenges have been construction completion of this facility and the purchase and placement of all the new furnishings that were made possible through the Capital Campaign which was started last summer at the last annual meeting.

The Duffer's Bar and the Three Canyons Restaurant have been leased and are now open, and are proving to be very successful. You can see the Wall of Stars in this room which acknowledge the financial contributions that have been made to the Capital Campaign.

A special thank you to the two individuals who are completing their terms as directors this year. The first is Marsha Combe, who served admirably as House and Entertainment Committee Director, and who is running again for another term. The second is Donna Thompson, who served this last year as Treasurer and co-chair of the Finance and Legal Committee. In addition, Donna has been the very soul of the work to achieve the construction of this facility. She worked tirelessly on the conceptual layout of the building, and brought into being many of the features that will make it a memorable place to work and enjoy the SVRA as a place to live. She has been on the Board of Directors for four years. We have an award to present to Donna to thank her for her service.

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, Patricia (Trish) Smith, our Member Services Coordinator and Heather Bigelow our Bookkeeper, Kurt Richmond our golf course superintendent, Ernie Bigelow, our Facility Manager, and Ben Whalen our golf pro. There are also nearly 50 employees that support these key individuals.

VI. Review of 2019 Financial Audit: DeCoria and Company's Senior Auditor, Phil Tippetts, reported the following:

Mr. Tippetts stated that he has conducted the audit for the association several years in the past, which allows him to have institutional knowledge of the association.

Mr. Tippetts, then went over some numbers and highlights from the audit. Current assets total \$639,000, about half of the previous year due to the monies put into the Cedar Creek Center. Fixed assets doubled from last year, and total assets total approximately \$4,600,000, an increase of approximately \$1.3 million from previous year. Current liabilities, operating revenues and expenses are consistent from the prior year, with the exception of the Notes Payable which saw a significant increase due to the construction of the Cedar Creek Center.

He reported that accounting has been done very well and everything is very consistent, and that working with General Manager, Tallia Booker, is pleasant and easy because she provides them the information they need in a timely and organized manner.

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

VII. Election Committee Chairperson Diane Simmons

Mrs. Simmons reported that we needed 549 votes to have a quorum and she was happy to announce we received the required votes needed for a quorum.

VIII. Reading of Minutes of June 22, 2019 Annual Meeting and approval of same:

- Member, Chris Combe made a motion to accept the meeting minutes from the 2019 Annual Meeting as they were written and distributed.
Member, Dale Adolph seconded the motion.
Motion passed unanimously.

IX. Reports of Standing Committees:

House and Entertainment: Director Combe 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 Tallia, her staff, and the many volunteers. Starting last year on April 20th we began the year with the annual Easter egg hunt. It is always a great success with lots of kids very excited for this event. June 21st through June 23rd was the Property Owners Weekend, which had a Potluck dinner with the Association providing the Hamburgers and Hotdogs. They also 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 and the pie sale. August 17th we had a BBQ and Potluck dinner with a 180 lb roasted Pig that was provided by the Association and cooked by Roen Perry. It turned out fabulous and we finished off the night with a DJ and dancing after the dinner. What a great event and wonderful turnout!!

September 14th was our 5th Annual Chili Cook Off. It was one of the most attended functions we had last year. We had 14 entries and two winners in the cook off. We ended the evening with another Band and dancing. October 31st we had the Trunk or Treat and Haunted Barn, which had about 300+ kids attending, even with the freezing weather that night. It has proven to be one of the best events in Star Valley!! The staff and volunteers spend over 150 hours setting up and over 40 volunteers helping the night of.

We had a couple of community garage sales last year on June 1st and August 17th. 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:

May 31st – Sing,
July 12th - Was rained out,
August 16th - E.T.

We have already had a Movie in the Park this year on June 12th and it was "A Dog's Journey. There were between 70 and 80 that came out for this fun event. We offered free popcorn and what a fun family evening. June 13th was our first Community Garage Sale this year and we had 33 participants. I was one of them and what a great way to get your stuff sold. Last year I was on the other end and went around to the sales and bought many great treasures. What a great day to spend the day and either sell your goods or buy someone else's, and along the way maybe meet some of your neighbors!! Today is the second day of Property Owner's Weekend, which includes free Swimming, Tennis and golf for the 3 days. Last night was candidate night and today is voting, golf tournament and light snacks provided until 2:00pm in the new Cedar Creek Center meeting room. Just POP on by and pick some up. It is the Associations way to thank you as members!!! Although we had to cancel the Annual Easter Egg hunt in the Park, the staff made the best of a sad situation by handing out candy and toy filled Easter eggs to members for their children and grandchildren. Tallia Booker, her family and Carolyn Thacker delivered over 70 bags of Easter eggs to households on the Ranch who signed up. This was a great success and we are very lucky to have a General Manager who

cares so much to spend so much of her time and energy making sure that our Members know that the Ranch is a special place! The Association staff has been very busy planning many activities for 2020, so that we can all come together and enjoy our facilities, our neighbors, and our valley once this Covid-19 pandemic is over! I hope everyone realizes all the hard work that the association employees put into coming up with all these functions along with all their hard work to ensure they run smoothly. There are also a lot of volunteers on the Ranch that volunteer their time to help. What an incredible Association we are a part of!

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

It has been my pleasure to serve as Chairman of the Finance & Legal Committee for this past year. It's been another great year of experiences, and honestly, after my term is completed, I will miss the camaraderie and the monthly meetings with these fine SVRA Board Members and the frequent conversations I have with the staff here at Star Valley Ranch Association. In this past year, we have seen and done a lot. The most noteworthy, of course, is the completion of this building, which was a long time coming! This is a great place - where all can gather and appreciate the beautiful view, play cards, quilt, enjoy some tasty food on the incredible deck or the fine dining at Three Canyons Restaurant, pay our assessments or have our questions about the Association and the many things going on here answered by the very knowledgeable and friendly staff, who are now conveniently located in *this* building, on the garden level. We can check in for a round of golf and even purchase some fashionable clothing, all without the cold air – or hot days causing havoc, not to mention the unwanted animals scurrying across the floor! The old, quaint and charming, but dirty and difficult to maintain barn will still be used for some association functions, but hey, you've got to agree, this building is the bomb! I would like to remind everyone that what you see here was completed **without** asking the members to pay a Special Assessment. The continued maintenance of *all* our facilities, including this building, will be supported by your annual dues, which were less than \$400.00 this year, that's less than \$8.00 per week - per lot. It's really pretty impressive that this Association is able to provide its members with the amenities we have for such a small amount of money! That provides proof that our General Manager keeps this Association running smoothly, while maintaining financial security for SVRA and its members. All property owners within Star Valley Ranch Association are assessed the same amount for annual dues, and while it may seem somewhat unfair to those who only own a lot and do not visit the Ranch to enjoy all the amenities we have, it's these very amenities that help *all* property values here on the Ranch stay strong, even in weaker markets. This is why I – personally - find it very sad that some members threaten to sue, fail to get involved, fail to participate and instead choose to be part of a problem instead of part of the solution. Our Association assessment dollars can be much better utilized when we are not paying to defend **ourselves** in court. Our Association is strong and member friendly, and I am proud to be a part of SVRA and this community. Our current litigation is ongoing, and to that, I will read a statement prepared by our attorney:

The Kittleson/Daley litigation is still in progress with a bench trial set for August 19 and 20 in Kemmerer. The claims in the case relate to an alleged prohibition on public use of Common Area facilities and alleged overcharges for annual assessments in the amount of \$506.61 over a ten-year period. As previously announced, the Court's ruling on public use has been stayed (or "paused") pending a final order in the case—whether from Judge Bluemel or the Wyoming Supreme Court. The case number is CV-2018-115-DC and all filings are public. Because the lawsuit is ongoing, on advice

of counsel, members of the Board are not at liberty to discuss the case in any detail or share their thoughts regarding the Plaintiffs' claims.

This concludes my last and final report as one of your Board Members. I hope that each of you will take a moment to thank those who are willing to serve as Board Members of this fine Association. It can be time consuming, and at times frustrating, but without the dedication of these people, and the SVRA staff, your experiences here would be nothing more than mediocre. We should all be proud to call this beautiful place home, and be grateful that we are part of an Association that provides so much to its members, part of a community where folks still smile and wave at each other. Star Valley Ranch Association truly cares about its members; I know that because I've seen it in action. Thank you for allowing me to be a Director for the last 3 ½ years, it's been my sincere pleasure to serve. I hope you think I've helped make a difference.

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

Good morning, I would like to give you a brief report about the permits the Architectural Control Committee has reviewed and approved since the last Annual Membership meeting held on June 22, 2019, New Homes 25, Detached Garages 9, Fences 22, New Decks 8. Also, we have approved 16 miscellaneous permits. Vice Chairman Thacker thanked Mike Wardle and Michael Booker for their participation on the Architectural Control Committee.

Utilities: Director Endres gave the following report:

The new Community Center is nearing 100% completion as per the contract.

This facility includes on the first floor, administrative offices, conference rooms, rest rooms, a large storage and work area, a future room that is intended for an exercise room in the future.

Top floor includes a large banquet room, a very professional pro shop already equipped with new and exciting cloths, and golf equipment, dressing room, rest rooms, A new bar and restaurant with a modern kitchen. A very nice covered deck with 180 degree views are on both floors. Paved parking lots provide plenty of parking for vehicles, and golf carts. Capital campaign funds (donations) to date total \$102,689 and have been used to purchase very numerous items, too many to mention in this report but I will highlight a few. Projectors, outside speaker system for pro shop, chairs, stools, tables for banquet room, bar, restaurant, decks, Televisions, deck heaters, pro shop display walls, flag pole, desks, media equipment, etc. a recognition wall of fame stars will be displayed in the banquet room. Many hours of volunteer help completed all non-contract work, including assembly of above mentioned items, and cleaning. Future campaign funds will be used for landscaping for one. Contacted city officials again on speed bumps for the road where #9 fairway and road intersect, also looking at speed bumps for access road in front of new building. A major water line leak has developed on our line up Green Canyon; a bid has been received from Knife River to replace 800 ft. with new 16" HDPE pipe. The bid is being analyzed at this time.

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

Well, I'll start this report a little different than I did a year ago. One year ago we had bad weather to begin the season, this year we had bad weather, and we added Covid-19. Things looked pretty gloomy the first part of March for the upcoming season. With the combined efforts of Kurt Richmond and the golf maintenance crew, Ben Whalen and his "Pro-Shop" staff, our General Manager, Tallia

Booker and her administrative staff, things look pretty damn good so far. Our records indicate that the number of rounds played from June 24, 2019 to June 24, 2020 is up 553 rounds compared to the 2018-2019 season. Golf income is up \$34,891.92 as well, while golf expenses are down by just under \$48,000.00. This is a big deal, and all of the folks mentioned before should be commended. Another "Big Thank You" goes out to the members of the Ladies Golf Association, the Men's Golf Association, and all those individuals who stepped up to help our only full time maintenance guy, Ernie Bigelow who is swamped with lots of projects. While Ernie is dealing with a brand new building and the issues that come with it, these volunteers stepped up to help relieve some of the pressure. Basically, as of June 24th, the only category that we are down a bit is Pro-Shop merchandise sales. This one is a "cake walk" to explain as two weeks ago, until the cabinets and displays were put up, Ben and his staff were selling tee times and golf balls. Tournaments that have been cancelled because of Covid 19 include the Star Valley Health Tournament, the Wildland Firefighters Tournament, and the Thayne Senior Center Tournament. We did however just complete the 10th Annual Mixed Moose Tournament a week ago with more competitors than ever. 140 golfers seemed to have a great time and said they would return again next year. Go check out the new golf cart path on #10 at Cedar Creek along with the new ladies tee box. Take a few minutes to go and see the improvements that have taken place in the last year to your golf courses, surroundings and the building you're sitting in right now.

X. Introduction of candidates of the Board of Directors:

Secretary Fran Moore stated there are two (2) candidates running this year for office. Secretary Moore asked that the two of them stand; she then introduced the two candidates, Marsha Combe, and Ann Earl. Director Moore announced that the election results would be posted as soon as available later today. 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 Property Owners Golf Tournament at the Cedar Creek Golf Course will begin thirty (30) minutes after the meeting. Chairman Denney asked for any announcements or questions before adjournment. There proceeded to be a question regarding and discussion as to what the status of the library would be in the new building. Another question and discussion ensued regarding the status and future of the building at 781 Vista East.

XI. Adjournment:

- Member, Chris Combe made a motion to adjourn the 2020 Annual Membership Meeting. Member, Mike Black seconded the motion. Motion passed unanimously at 8:37 a.m.