

Star Valley Ranch Association  
Board of Directors Meeting  
May 21, 2020  
7:00 p.m.  
Cedar Creek Center and Zoom Meeting

Ron Denney: Chairman – Present  
Carolyn Thacker: Vice Chairman –Present  
Donna Thompson: Treasurer – Present  
Fran Moore: Secretary – Via Zoom Conference  
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 recognized special guest, Town of Star Valley Ranch Councilmember, Lee Hansen

**Adopt Agenda:\***

- Vice Chairman Thacker made a motion to approve the meeting agenda as written.  
Director Toolson seconded the motion.  
Motion passed unanimously.

**Approval of Minutes for March 2019 Board Meeting.\***

- Director Combe made a motion to approve the April 2020 Board Meeting minutes as written.  
Chairman Toolson seconded the motion.  
Motion passed unanimously.

**Standing Committee & Special Reports:**

**Finance & Legal Report: Treasurer Thompson gave the following report:**

Director Thompson read the following statement from the law office regarding the status of the Kittleson/Daley Lawsuit:

“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 advise 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.”



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

Welcome to the 2020 SVRA golf and "Coronavirus" report for May 2020. Yes, both Aspen Hills and Cedar Creek Golf Courses are open and ready for play. Due to Covid-19 some additional guidelines through the State of Wyoming are in place to get out and enjoy the sun, if it shows up again. Groups on either course are like always restricted to 4-somes which should be easy to uphold the current "Social Distancing."

The pins are set with foam at  $\frac{3}{4}$ " below the edge of the cup to keep from reaching in far for your ball and still considered a "legal putt" during these uncertain times. Please do not remove pins or foam in cups during your round as this is a precaution to keep you and the groups behind you safer. If need be, we will provide single rider carts for all who are not living in the same household. That being said, if you have a late afternoon tee-time and our rental carts are not readily available, please have some patience as we only have a certain amount of carts in the fleet and they all have to be sanitized between rounds. Restrooms on the courses are not open but please adhere to washing your hands as Covid-19 is lurking. Speaking of carts, there are many privately owned carts here in Star Valley, if you own your cart, please either buy an annual trail fee sticker or pay the daily fee when you sign in at the Pro-Shop. These fees go towards new concrete cart paths on both courses.

The Pro-Shop is open with limited merchandise at this time, mainly gloves and golf balls until this virus subsides. Lessons are available so talk to Ben or one of his staff for information.

Kurt Richmond and his crew are busy turning on the irrigation, mowing, repairing winter damage, and maintaining our fleet of equipment. They are also finishing up work on the #10 cart path berm and the Ladies new Tee-Box at Cedar Creek. Kurt's crew will also begin redoing the collars around all greens, so try not to hit them; it's hard to find good help.

To date tournaments that have been cancelled due to the coronavirus included the Wildland Firefighters Tournament, and the Star Valley Health Tournament. Tournaments still proceeding include; the 10<sup>th</sup> Annual "Mixed Moose Tournament June 18<sup>th</sup>-20<sup>th</sup>", (application deadline to enter June 5<sup>th</sup> @ 4:00 PM), Property Owners Weekend, June 26<sup>th</sup> through 28<sup>th</sup>. The rest of the summer tournaments will be announced as we get farther into the season.

Ladies and Men's Leagues have started. The Ladies play on Tuesdays and Thursdays at Cedar Creek along with Mondays at Aspen Hills. The men tee it up on Cedar Cree Mondays and Wednesdays. See the Pro-Shop for more information, all handicaps are welcomed. A big "Thank You" goes to both of these groups for helping the Star Valley Ranch Association crew put the finishing touches on your new Community Center.

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

June 12th is Movie in the Park and it is "A Dog's Way Home".

June 13th is our Community Garage Sale. Please call the Association office, if you would like your address on the list. The list can be found at the entrance to the ranch around 8:00am the day of the sale and the Garage Sales begin at 9:00am.

Also, just a reminder of the Property Owner's Weekend June 26th, 27th, and 28th. Tallia will cover some specifics.

**Election Committee Report: Director Moore gave the following report:**

We are asking that everyone vote. You can vote for 1 or 2 or a write-in or abstain. We need your vote to achieve the 30% quorum, without the 30% we cannot hold the annual meeting or the election. Call the SVRA office if you did not receive a packet.



We will be using Zoom at the annual meeting so you can watch at home if you prefer not to attend. The information on connecting to Zoom will be sent out by our email newsletter or call the office. It is easy to download and is free.

On Friday, June 26 at 7 p.m. at the new Cedar Creek Center, we will have Candidate Night so you will be able to meet the candidates and vote if you haven't already voted. Each candidate will speak for 10 minutes and then there will be an informal meet and greet.

On Saturday, June 27 at 8 a.m. we will have our Annual Meeting. It will be in the Cedar Creek Center Banquet Room. The votes will be counted 30 minutes after the meeting adjournment. The results will be posted after the count.

This is a difficult year and we will practice social distancing and limit the number of guests at the meetings, so please come early or use Zoom to see the meeting.

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

The Architectural Control Committee approved 19 permits since the April 16, 2020 Board of Directors Meeting.

5 new homes, 2 detached garages, 4 decks, 7 fences and 1 roof over a deck.

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

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

**Assessments:**

2009 Lawsuit through 2016: 13 Lots unpaid (0.64%).

2017 Assessment Status: 1993 Lots (98.86%) paid in full.

2018 Assessment Status: 1986 Lots (98.51%) paid in full.

2019 Assessment Status: 1960 Lots (97.22%) paid in full.

2020 Assessment Status: 1795 Lots (89.04%) paid in full.

**Business Activities:**

An overview of SVRA Financials finds the April Gross Profit 1.2% below budgeted levels and Total Expense 13.1% below budget resulting in year-to-date Net ordinary income prior to depreciation at 9.7% better than budgeted levels. The YTD cash assets (4/30/2020 Balance Sheet) Total \$755,702.12. The summary of the financials are, as always, available on the SVRA website.

**Cedar Creek Center:** Since the April 2020 Board meeting we have not spent any funds on the Cedar Creek Center.

**Capital Campaign:** The capital campaign continues for the Cedar Creek Center. To date we have received \$93,559.08. Capital Campaign Funds spent to date total \$90,232.89. Funds have been spent on office furniture, landscaping, televisions, and restaurant and bar furniture & glassware, dinnerware, etc., deck furniture, pro shop equipment and furniture, donation wall recognition plaques, media center equipment and furniture, internet upgrades, and security system. All funds spent from this account are reported at Board meetings.

The Board is working on developing a list of needs remaining for the building. Landscaping and décor are a couple of areas that we still need to complete. 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. The attorneys are working on motions to show cause. Updated images have been sent to the attorney to provide the court with evidence that they have not complied with the judgment placed on each of their properties.



**Annual Audit:** David DeCoria and company continue with the annual audit. The unaudited balance sheet for 2019 was included in the annual report. The audited financial statement will be posted on the SVRA website and available at the SVRA office once it is complete.

**COVID-19:** The safety of our members, staff, & guests is of the utmost importance to us. We continue to work on opening all SVRA facilities. The tennis courts and swimming pool remain closed at this time. In accordance with the Wyoming Governor's current orders, we are asking that there are no gatherings larger than 25 people. The current orders are valid through May 31<sup>st</sup>, at which time; we will continue to follow the state orders.

Precautions we currently have in place: We are disinfecting the gates and locks on the Pickleball courts twice daily. In the pro shops-all staff is wearing masks and have hand sanitizer available for use.

- Only 20 customers in the pro shop at a time due to current gathering restrictions.
- Carts may be rented. Customers who reside in the same household (i.e. spouses, partners, parent/guardian and child) may share a cart. If you prefer each player may have their own individual cart.
- Carts are as available and will be first come, first serve. Due to the sanitation process, cart may be unavailable at times for use.
- Groups will be limited to 4 people (this includes children) No spectators allowed to ride along.
- No sharing of clubs.
- Please practice social distancing (6 feet apart at all times)
- Please do not approach any of the maintenance staff, keeping social distancing in mind.
- No flags should be touched or removed. Please keep the flag in the cup. Cups are filled and are placed slightly below grade to allow the ball to fall slightly into the cup.
- There are no ball washers or other accessories available on the golf course.

Swimming lessons will not be held if current restrictions are upheld. We will post all updates on our email and Facebook page. If you are not on our email list, please call the office and get on our list. We do the majority of our communications through email and Facebook. If you haven't liked us on Facebook yet, what are you waiting for? We also post a lot of important and fun stuff on Facebook.

**Duffer's & Three Canyons:** Duffer's Bar and Three Canyons Restaurant will be run by Katie Toolson this year. Katie has leased the facility from SVRA and is solely responsible for these fabulous amenities. Duffer's is now open and operating hours are currently 11-9 Sunday to Thursday and 9-10 Friday and Saturday. Three Canyons is scheduled to open soon, possibly as soon as next week. Hours of Operation will be advertised as Katie gets closer to opening.

**2020 Annual Meeting & Property Owners Weekend:**

Annual Meeting and Election packets have been mailed. If you have not received yours please contact the office. It is VERY important to vote. Although there are only 2 candidates for 2 open positions, a 30% quorum of all members (estimated over 500) by attendance, proxy or absentee vote is necessary in order to complete the election or conduct any official business at the Annual Membership Meeting. It is VERY important to cast your vote and add to the quorum numbers. If you abstain, your vote is also counted as part of the quorum, not for an individual.

**Important Dates...**

- Tuesday, June 16<sup>th</sup> Membership in good standing will be verified by office staff. Membership roster closes.
- Wednesday, June 24<sup>th</sup> all proxies obtained by candidates will be verified.
- Friday, June 26<sup>th</sup> Candidates Night will begin at 7:00 p.m. Each candidate will have up to 10 minutes for a presentation followed by an informal meet and greet until 9:00 p.m.

Board of Directors Meeting

April 18, 2019

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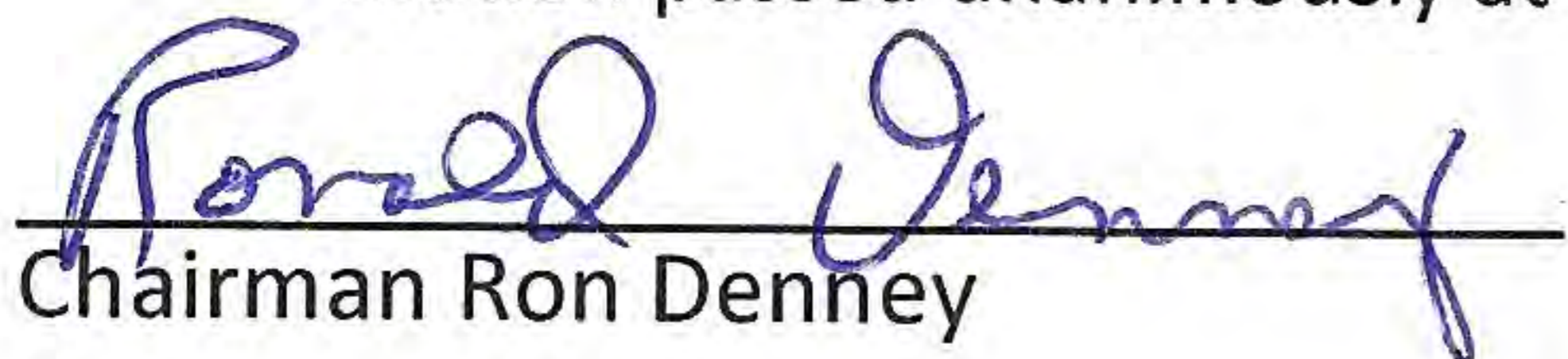


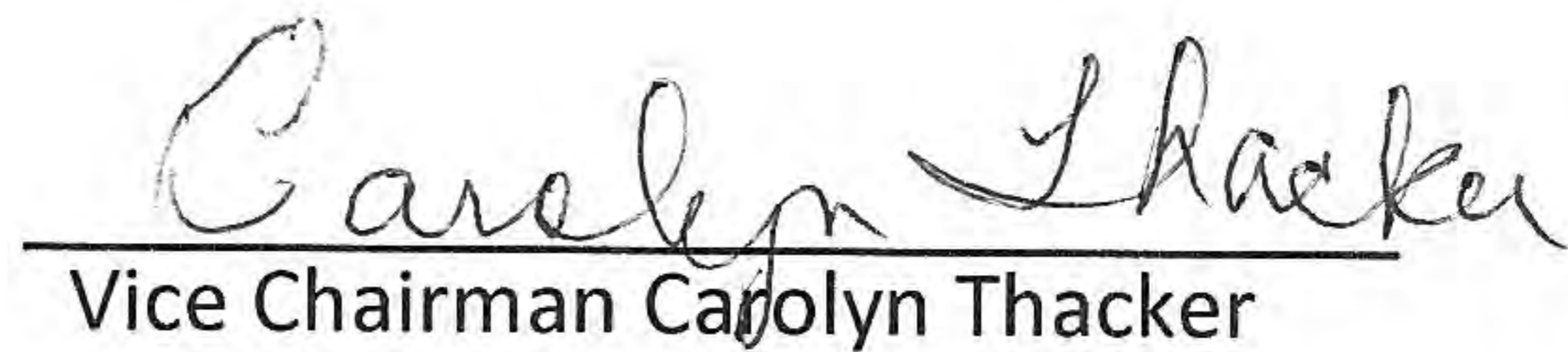
- Saturday, June 27<sup>th</sup> Polls open at 7 a.m. at the Cedar Creek Center. The Annual Meeting will begin at 8 a.m. Polls will close and Golf Tournament will begin 30 minutes after the adjournment of the meeting. The Board of Directors Organization Meeting will be held in the garden level conference room at 4:30 p.m. A Hamburger and Hot Dog potluck will begin at 6 p.m. with a dance starting at 7 p.m. both held at the Barn. 2020 Assessment stickers will be required for admission.

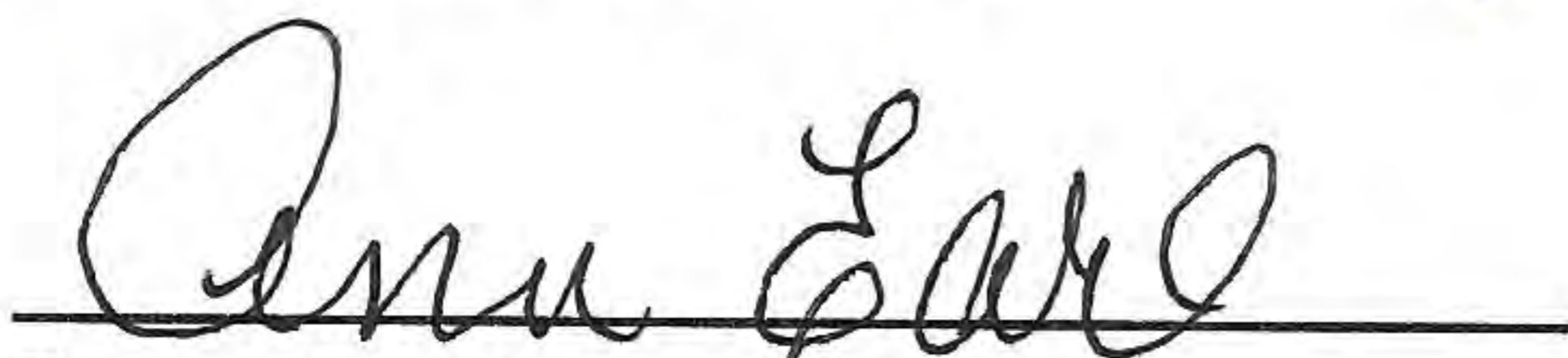
The Board has again approved free golf, swim and tennis Friday, Saturday and Sunday (June 26-28) for all members in good standing. You must show your membership card with valid 2020 Assessment paid sticker to be eligible for free recreation during Property Owners Weekend and other member discounts throughout the year.

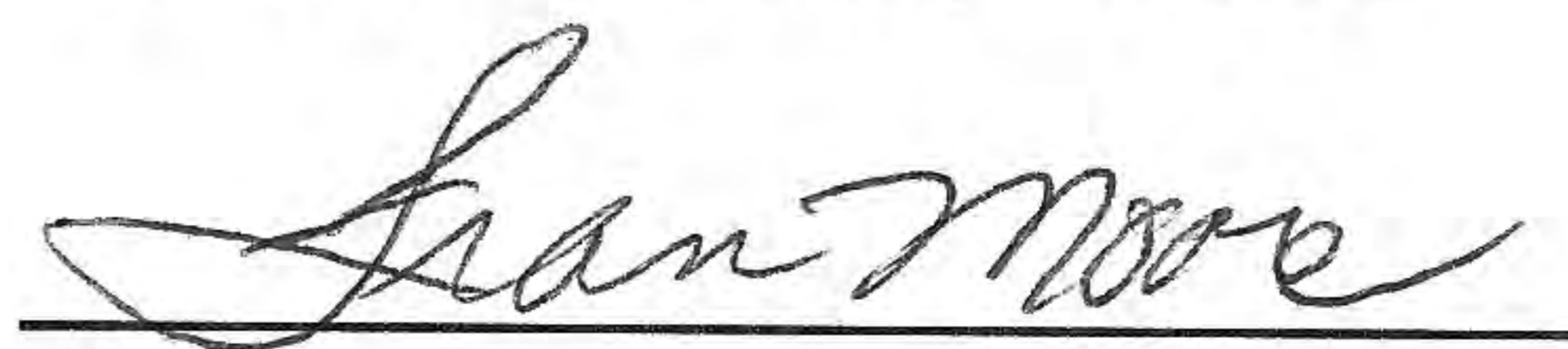
**4<sup>th</sup> of July:** The SVRA Annual 4<sup>th</sup> of July as we all know it has been cancelled. We are hoping to have the 7:30 a.m. flag raising ceremony. We are working with the VFW to hopefully at least be able to celebrate such a special part of our day. The remainder of the celebration is cancelled.


1. **Old Business:** None stated.
2. **New Business:** None stated.
3. **For the Good of the Order:** Cathy Toolson said she is loving the new building! Discussion regarding how to get to the required Quorum for the Annual Meeting.
4. **Adjournment:**  
 Director Toolson made a motion to adjourn.  
 Director Endres seconded the motion.  
 Motion passed unanimously at 8:12 p.m.

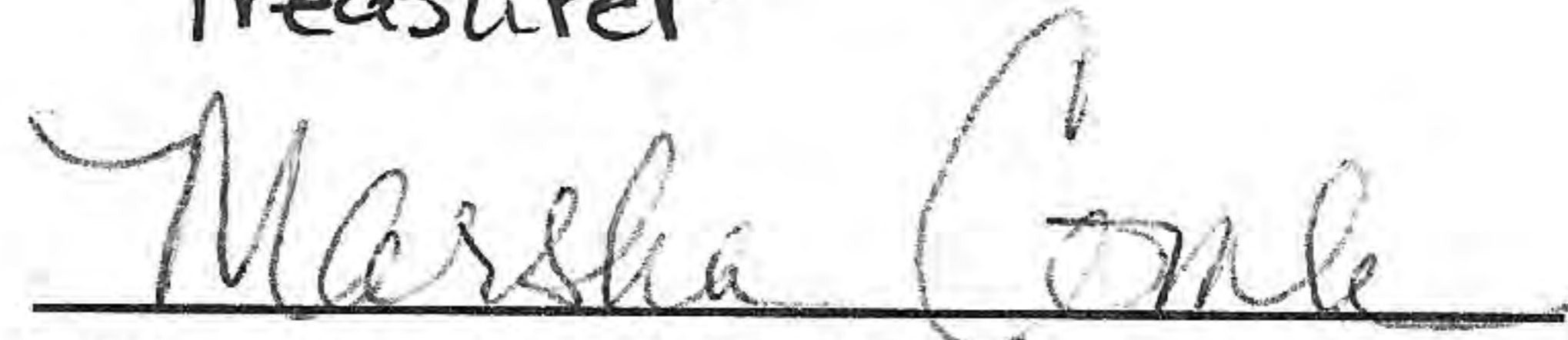
  
 Chairman Ron Denney


  
 Vice Chairman Carolyn Thacker

  
~~Treasurer Donna Thompson~~  
 Secretary Ann Earl

  
~~Secretary Fran Moore~~  
 Treasurer

  
 Director George Toolson

  
 Director Marsha Combe

  
 Director Chuck Endres