

Star Valley Ranch Association  
Board of Directors Meeting  
August 20, 2020  
7:00 p.m.  
Cedar Creek Center and Zoom Meeting

Ron Denney: Chairman – Present  
Carolyn Thacker: Vice Chairman –Present  
Ann Earl: Secretary –Present  
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 guests, Town of Star Valley Ranch Councilmembers, Lee Hansen and Don Bailee and those members who joined the meeting on videoconference.

**Adopt Agenda:**

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

**Approval of Minutes for July 16, 2020 Board Meeting:**

- Vice Chairman Thacker made a motion to approve the July 2020 Board Meeting minutes as written.  
Director Earl seconded the motion.  
Motion passed unanimously.

**Standing Committee & Special Reports:**

**Chairman's Report: Chairman Denney gave the following report:**

Welcome to the August 20, 2020 meeting of the SVRA Board of Directors.

We continue to make the meeting available via Zoom to our members. We will try to speak such that we can be understood.

First of all, we are losing one of our Board Directors. Fran Moore has submitted her resignation since Brent and Fran have sold their home on the Ranch. We sincerely regret that they are leaving since they have been cherished friends during their time here with us. The Board will be accepting applications for an appointment to complete her term ending next June. Tallia will provide the details in her report. Fran has contributed significantly to the SVRA via her time on the Board, but even more so as a volunteer in many SVRA activities.

Next, I want to comment on how well the association has done this summer in light of the COVID 19 precautions. The new Cedar Creek Member Center was finished: the office staff was moved into their new accommodations; the pro shop was furnished, and the restaurant and bar has been a huge success. This could only be accomplished through the extraordinary services of the SVRA staff and many, many volunteer hours. Even now, Kurt and his staff continue with revising the watering system and landscaping.

The Capital Campaign has reached well over \$100,000 and has been integral to the furnishings of the new facility in addition to supporting the initiation of the landscaping around the building. There is still

Board of Directors Meeting

~~July 16, 2020~~ August 20, 2020  
Page 1 of 4

much to be done, and this work will only be completed on an expedited manner if the contributions continue to come in.

Next month, the budgeting process for next year will start. In addition to continuing to service the members, the staff will work on their respective budget submittals. Please support them as much as possible since they will be quite busy.

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

Well the 2020 golf season is about two thirds over with hopefully many more good days to come before we call it a year. Both courses remain in excellent condition even without "Mother Nature" supplying any rain. Along with the homeowners lawns we are now seeing edges of some fairways drying out a bit. This shouldn't be a problem if you give up seeing the whole course and put it down the middle. Kurt and his golf course maintenance crew continue to improve the conditions of the courses along with some landscaping around the 9<sup>th</sup> green of Cedar Creek. Stop and give these guys a "Pat on the Back" as they are doing an excellent job. Ben and Pro Shop staff continues to also do an excellent job getting feet on the ground to play our golf courses. As always they can hook you up with tee times, golf merchandise, and lessons on the "proper way" to hit the golf ball.

Now for the fun stuff, at least after 8 1/2 years as director of golf, I think this one is fun. As of August 18<sup>th</sup>, we are at 13,680 rounds for the 2020 season which is up 1,916 rounds compared to last year on the same date. The numbers also reflect that the nonmembers playing our courses are substantially up. Last year nonmember rounds were at 1575 rounds on August 18<sup>th</sup>, this year, the same date we were at 6089 nonmember rounds. Where it really matters – the cash register, we are up \$86,023.41 from last year. Along with that our Pro Shop and golf course maintenance expenses are down \$8,128.80 from a year ago. Total for the year so far, we're \$94,152.21 ahead of 2019.

Recently completed tournaments include the ladies invitational Rhinestone Cowgirl Tournament, the Member/Member tournament, and the Men's Club Championship. So, to sum it up, this year on Aspen Hills and Cedar Creek Golf Courses, with or without COVID, it has been a very successful year with more golf days to come.

**Utilities Committee Report: Director Endres gave the following report:**

There is to be a Green Canyon water line meeting August 24' 2020 at 2pm to talk about options regarding the water line issue and what is the best way to deal with fixing the water line and hopefully get that done this year. Also, Kurt Richmond has agreed to let Anne Simmons help out with some of the landscaping around the new building and Anne has also agreed to help.

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

Since the Board meeting held on July 16, 2020, the Architectural Control Committee has approved 4 New Homes, 3 Detached Garages, 2 Auxiliary Buildings, 3 Front yard landscaping, 2 Driveways finished with blacktop, 2 House color changes, 1 Roof over a deck, 1 Garage remodel- replacing doors with windows and a glass patio door.

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

It has been a very sad year for our Association due to Covid-19. We have had to cancel so many fun H & E events, but have managed to do a few.

July 17th - We were able to have our Movie in the Park, which was Cars. We only had about 30 people attend, but we think it was due to a small storm that happened about an hour before the movie started. That was our last Movie in the Park for this year, but we look forward to fun ones next year!

July 18th- We had Kip Attaway who is a legendary entertainer from Jackson Hole perform to about 80 attendees. Due to Covid-19 we had to adhere to stricter guidelines, so we could not sell as many tickets

as we would have liked to. He is so amazingly funny and everyone that attended just raved about him, so we are looking at having him back next year at least once, if not twice.

We are having our last Garage sale for the year on August 22nd. The Garage Sale doesn't start until 9:00 am, but you can pick up the maps and addresses Saturday morning at the SVRA entrance at 8:00 am.

And last but not least, due to this horrible pandemic we are dealing with, we have canceled the BBQ Potluck this Saturday August 22nd and the Chili Cook-off & Dance on September 12th.

Hopefully, next year we will be past this pandemic and ready to get back to our amazing parties!!!

And in closing I will just say "Everyone Pray for America", because we are going through unprecedented times this year.

#### **Finance & Legal Committee Report**

- Director Combe made a motion to approve Changing the Designation of the current SVRA Savings Account to the Future Needs Account.  
Director Toolson seconded the motion.  
Discussion regarding the explanation for this change.  
Motion passed unanimously.

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

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

#### **Assessments:**

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

2017 Assessment Status: 1996 Lots (99.00%) paid in full.

2018 Assessment Status: 1987 Lots (98.56%) paid in full.

2019 Assessment Status: 1974 Lots (97.92%) paid in full.

2020 Assessment Status: 1892 Lots (93.85%) paid in full.

#### **Business Activities:**

An overview of SVRA Financials finds the July Gross Profit 3.2% above budgeted levels and Total Expense 9.1% below budget resulting in year-to-date Net ordinary income prior to depreciation at 29.2% better than budgeted levels. The YTD cash assets (7/31/2020 Balance Sheet) Total \$888,663.94. The summary of the financials are, as always, available on the SVRA website.

**Capital Campaign:** The capital campaign continues for the Cedar Creek Center. To date we have received \$108,789.08. Capital Campaign Funds spent to date total \$98,071.32. 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 continues to work 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:** Our attorney continues to work on our legal options with our two outstanding DCC&R violations.

**COVID-19:** The safety of our members, staff, & guests is of the utmost importance to us. In accordance with the Wyoming Governor's current orders, we are asking that there are no gatherings larger than 50 people, except for special events with additional safety precautions. The current orders are valid through August 31<sup>st</sup>, at which time; we will continue to follow the state orders.

**Swimming Pool:** The pool will remain open for open swim from noon until 6 p.m. 7 days/week through August 23<sup>rd</sup>. Then the pool will be closed, except for morning adult swim, Monday through Friday, open Saturday and Sunday 12 p.m. – 6 p.m. August 29, 30 and September 5, 6, & 7<sup>th</sup>. The pool will be closed for the season starting September 8<sup>th</sup>.

Rebecca Hutchinson and her instructors had a total of 267 children participate in swimming lessons this year.

We have had a great staff at the pool again this year. Robyn Klein has done a great job managing the pool staff this year. To date the lifeguards have 15 saves. In the 62 days we have been open this year, we have hit capacity, 32 days (51.6% of days open). The lifeguards keep a call back list for the pool when it is at capacity. We are generally able to get everyone in the pool the day they want, sometimes just a little later than planned. The pool has been extra busy this year, due to Covid-19 and the RV Park's late season pool opening.

**Golf:** The courses are in great shape. The Pro Shop still has merchandise. Get out and enjoy YOUR courses!

1. **Old Business:** None Stated.

2. **New Business:** None Stated.

3. **For the Good of the Order:**

Lee Hansen reminded everyone who would be gone for the election to get their absentee ballots and explained how to get one. He also reminded everyone that due to high fire danger, no recreational fires are allowed in the town of Star Valley Ranch.

Ken D'Souza asked if there was any way to find out why the golf numbers are up. There was some discussion as to this.

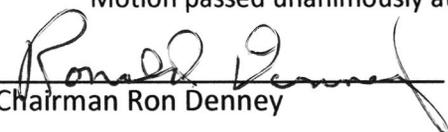
Lee Hansen reminded everyone to fill out their census.

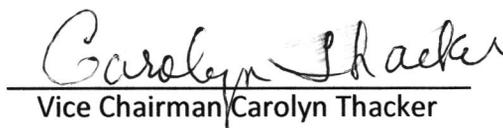
**Adjournment:**

- Director Toolson made a motion to adjourn.

Director Endres seconded the motion.

Motion passed unanimously at 7:22 p.m.

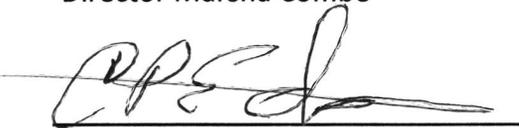
  
Chairman Ron Denney

  
Vice Chairman Carolyn Thacker

  
Secretary Ann Earl

Director Marsha Combe

Director George Toolson

  
Director Chuck Endres

