

Star Valley Ranch Association  
Board of Directors Meeting  
October 15, 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 via Teleconference  
Chuck Endres: Director – Present  
Ken D’Souza: Director- Present via Teleconference

**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, Don Baillie.

**Adopt Agenda:**

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

**Approval of Minutes for September 17, 2020 Board Meeting:**

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

**Standing Committee & Special Reports:**

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

Well the 2020 season is rapidly coming to a close. The temperatures are on a steady downhill trend and now only the “brave” are venturing out for a few more rounds of golf. Ben and Pro Shop staff has pretty much sold out on a lot of merchandise but can still special order the items you would like before the doors close. For the “Sandbaggers” —or I mean golfers who have shop credit—you are running out of time to spend your credit before you lose it November 1<sup>st</sup>. Kurt and his crew are currently getting both courses ready for their winter nap. Financially, we had a great year at Star Valley Ranch. Total rounds were at 20,307 as of October 13<sup>th</sup>. That is an increase of 4,557 rounds over the same time frame of 2019. The figures that really stick out are the “Non-Member” daily paid green fees. Last year there were 2,117 rounds thru October 13<sup>th</sup>. This year, same date, that number increased to 9,171 for a difference of 7,054 rounds this year. Golf income for 2020 hit \$632,532.69 compared to \$454,100.21 a year ago for a difference of \$178,432.48. Yes, “pandemic” or not, this was a very successful season at Aspen Hills and Cedar Creek Golf Courses. According to another chart Tallia and her staff put together, the total rounds for 2020 break all records as far back as 2010. We are currently working on a fee schedule for the 2021 season which should keep our assessment paying members happy and keep the non-member rates low enough to continue attracting golfers from outside our association. Go out and enjoy the remaining few weeks of our golf season but dress warm, the winds can be a bit chilly.

Board of Directors Meeting  
October 15, 2020  
Page 1 of 4

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

- Director Endres asked for a motion for the Board to Approve the Cedar Creek Trailhead Agreement and Allow for the General Manager to Sign the Agreement.  
Director Toolson made the motion.  
Vice Chairman Thacker seconded the motion.  
Chairman Denney asked if there were any questions from the board or the audience and then explained that the Cedar Creek Trailhead Agreement allows the town of Star Valley Ranch to legally cross the golf course near the Cedar Creek #2 tee box.  
Motion passed unanimously.

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

Since the Board meeting held on September 17, 2020, the Architectural Control Committee has approved 4 New Homes, 1 Fence, 1 Privacy Fence, 1 Back porch extension, 1 new deck with renovation of existing deck.

**Finance & Legal Committee Report: Treasurer D'Souza gave the following report:**

There is no new updated on the Kittleson/Daley lawsuit. Due to Covid, the court date has been moved to May 27<sup>th</sup> & 28th, 2021. We are working on the 2021 budget and should have something concrete by the end of the month.

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

We are excited to announce that even with COVID still looming, we are not planning on letting Halloween slip by. We are in communications with the Lincoln County public health and working on a fun Halloween night. While we are not planning a trunk or treat event this year, we are planning a kid friendly and super scary Halloween haunt on October 31st. We anticipate this event will be outdoors to ensure the safest Halloween event possible. As long as Mother Nature cooperates, we hope to see everyone out on Halloween night! We will announce the location as we get closer to the 31st. Make sure to get on our email list, like us on Facebook, and follow us on Instagram so that you are up to date with all the latest information.

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

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

**Assessments:**

2009 Lawsuit through 2016: 12 Lots unpaid (0.60%).  
2017 Assessment Status: 1998 Lots (99.11%) paid in full.  
2018 Assessment Status: 1990 Lots (98.71%) paid in full.  
2019 Assessment Status: 1979 Lots (98.16%) paid in full.  
2020 Assessment Status: 1924 Lots (95.44%) paid in full.

**Business Activities:**

An overview of SVRA Financials finds the September Gross Profit 11.7% above budgeted levels and Total Expense 7.0% below budget resulting in year-to-date Net ordinary income prior to depreciation at

Board of Directors Meeting

October 15, 2020

Page 2 of 4

80.5% (\$239,288.75) better than budgeted levels. The YTD cash assets (9/30/2020 Balance Sheet) Total \$916,653.92. 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 \$116,189.08. Capital Campaign Funds spent to date total \$103,937.99. Funds spent since the September Board meeting total \$138.61.

**DCC&R Compliance:** Our attorney continues to work on our legal options with our two long outstanding DCC&R violations. Since the last meeting we have also had a few new complaints. One complaint regarding a possible home based business and signs indicating such has been resolved. There is an additional complaint on a lot with a lot of rubbish on the property that we are working with to get it cleaned up.

**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 October 31<sup>st</sup>, at which time; we will continue to follow the state orders.

**Budget:** The 2021 budget is in progress. A draft copy has been sent to the Board for their review and input. The budget will be presented at the Board meeting in November for final Board approval.

**Golf:** Cedar Creek is now open 10 a.m. to 5 p.m. On days of inclement weather, stop by the office and we can get you into the pro shop to use your pro shop credits. All event credits expire November 1<sup>st</sup>. Use 'Em or Lose 'Em. There is still time, get out and enjoy your courses!

**House and Entertainment:** Due to Covid-19 we will not be holding our annual trunk or treat. We will be doing a haunted feature, unless local and state orders prevent us from doing it. It will be outdoors, and we are working with the public health nurse to keep everyone safe!! We will reveal the location a couple days ahead of time. Watch our email, marquee, Instagram, and Facebook for any updates.

**Old Business:** None Stated.

**New Business:** None Stated.

**For the Good of the Order:** None Stated.

**Adjournment:**

- Director Toolson made a motion to adjourn.  
Director Earl seconded the motion.  
Motion passed unanimously at 7:15 p.m.

approved via videoconference  
Chairman Ron Denney

Carolyn W Thacker  
Vice Chairman Carolyn Thacker

approved via videoconference  
Secretary Ann Earl

~~approve~~ Absent  
Director Marsha Combe

approved via videoconference  
Director George Toolson

CP Endres  
Director Chuck Endres

approved via videoconference  
Treasurer Ken D'Souza