

Star Valley Ranch Association  
Board of Directors Meeting  
September 17, 2020  
7:00 p.m.  
Cedar Creek Center and Zoom Meeting

Ron Denney: Chairman – Present  
Carolyn Thacker: Vice Chairman –Present  
Ann Earl: Secretary –Present  
Kenneth D’Souza: Treasurer – Present  
George Toolson: Director – Absent  
Marsha Combe: Director –Absent  
Chuck Endres: Director – Present

**Call to order:** Chairman Denney called the Meeting to order at 7:02 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:**

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

**Approval of Minutes for August 20, 2020 Board Meeting:**

- Director Endres made a motion to approve the August 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:**

Last month we announced that Fran (Moore) had resigned because she sold her house. Anyone interested in filling the position were invited to apply. We had three applicants, Ken D’Souza, Nancy Ellis and Blake Roush. All three were highly qualified in their various areas. After the interviews the Board voted and chose Ken D’Souza to be the newest director. Because he is replacing Fran and his financial knowledge he is now the Finance and Legal Committee Chairman.

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

Since the Board meeting held on August 20<sup>th</sup>, 2020, the Architectural Control Committee has approved 2 New Homes, 1 deck repair and enlargement, 1 fence, 1 roof replacement with new shingles, 1 deck and porch replacement.

## **Finance & Legal Committee Report**

Director D'Souza thanked the Board and the members for selecting him. Director D'Souza reported that due to COVID 19 the Kittleson Daley Lawsuit trial date has been moved to May 27<sup>th</sup> and 28<sup>th</sup> 2021.

Discussion regarding the allocation of the funds of the sale of foreclosed lot in which General Manager Booker explained that the Star Valley Ranch Association sold the lot at fair market value and that after all past due expenses were paid on the property a total amount of \$656.30 remained and this money would be moved to the Major Maintenance account.

- Director D'Souza asked for a motion to Allocate Funds from Sale of Foreclosed Property  
Director Endres made the motion.  
Vice Chairman Thacker seconded the motion  
Motion passed unanimously.

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

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

### **Assessments:**

2009 Lawsuit through 2016: 12 Lots unpaid (0.60%).

2017 Assessment Status: 1997 Lots (99.06%) paid in full.

2018 Assessment Status: 1989 Lots (98.66%) paid in full.

2019 Assessment Status: 1978 Lots (98.12%) paid in full.

2020 Assessment Status: 1912 Lots (94.84%) paid in full.

### **Business Activities:**

An overview of SVRA Financials finds the August Gross Profit 7.2% above budgeted levels and Total Expense 7.1% below budget resulting in year-to-date Net ordinary income prior to depreciation at 40.5% (\$161,201.78) better than budgeted levels. The YTD cash assets (8/31/2020 Balance Sheet) Total \$957,071.90. 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 \$115,389.08. Capital Campaign Funds spent to date total \$103,799.38. 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.

**Cedar Creek Center:** New Peak Construction, the project management company responsible for constructing our new facility, has been paid their final payment.

**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 duck has been resolved. There is an additional complaint on a lot with a lot of rubbish on the property. We also have a complaint regarding a possible home based business and signs indicating such.

**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 September 30<sup>th</sup>, at which time; we will continue to follow the state orders.

**Swimming Pool:** The pool is closed for the summer.

**Golf:** Aeration has started at Star Valley Ranch Association courses. Aspen Hills was closed September 1-3, The front 9 of Cedar Creek was completed today. The back 9 will be completed September 22-24. Kurt is working with smaller tines to allow for normal conditions sooner than usual.

As of September 15<sup>th</sup> ... Golf Income is \$141,810.41 better than last year. Golf Expense is slightly higher at \$8,665.35. Rounds are also up. We are up a total of 3,130 rounds, of which 2,093 are daily paid

rounds. Merchandise income is up a little over \$26,000.00. Season Passes are up a little over \$10,000. It seems our little piece of paradise is making a name for itself.

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:** Since the last meeting we have had two paint nights with Jumpin' Jaybird studio. The first night was August 31<sup>st</sup> held in the barn. The second night was September 14<sup>th</sup>; it was hosted by Three Canyons Restaurant/Duffer's Lounge.

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, so that we can keep everyone as safe as possible. We will reveal the location a couple days ahead of time. Watch our email, marquee, Instagram, and Facebook for any updates.

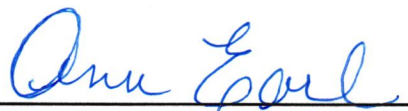
1. **Old Business:** None Stated.
2. **New Business:** None Stated.
3. **For the Good of the Order:** None Stated.

**Adjournment:**

- Vice Chairman Thacker made a motion to adjourn.  
Director Endres seconded the motion.  
Motion passed unanimously at 7:19 p.m.


  
Chairman Ron Denney

  
Vice Chairman Carolyn Thacker

  
Secretary Ann Earl

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Director Marsha Combe

  
Director George Toolson

  
Director Chuck Endres

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Director Ken D'Souza

*The vision of the SVRA is to provide and promote well-maintained facilities and promote affordable recreational and social opportunities for its community under the DCC&Rs.*

## STAR VALLEY RANCH ASSOCIATION

### BOARD OF DIRECTORS MEETING

October 15, 2020

7 p.m. SVRA Cedar Creek Center

### SIGN-IN SHEET

*Ken Thacher*

*Kathy Denney*

*Don Saulho*