



**Board of Directors Meeting  
March 18, 2021  
7:00 p.m.  
Cedar Creek Center and Zoom Meeting**

Ron Denney: Chairman - Present via Teleconference  
Carolyn Thacker: Vice Chairman - Absent  
Ann Earl: Secretary - Present via Teleconference  
George Toolson: Director - Present via Teleconference  
Marsha Combe: Director - Absent  
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.

**Adopt the Agenda:**

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

**Approval of Minutes for November 19, 2020 Board Meeting:**

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

**Standing Special Committee Reports:**

- Chairman Denney reported that there will not be a quorum for April's Board Meeting. The Board will forgo the April meeting and if necessary hold a special meeting as needed.

**Finance and legal:** (insert EOY reconciliation)

- Director D'Souza made a motion to approve \$4,000 of the 2020 operating account end of year reconciliation to electrical improvements of the Cedar Creek Building, and to also move \$210,586.05 to a future needs account.  
Director Endres seconded the motion.  
General Manager Booker relayed that the \$214,586.05 is in comparison to a little over \$44,000 remaining in 2019 after the end of year reconciliation. Director Endres questioned was Golf the reason behind the increase in 2020. General Manger Booker confirmed that Star Valley Ranch had over \$100,000 increase in revenue from Golf.

Chairman Denney commented that Association also spent \$20,000 from the 2020 budget to help pay for the building (Cedar Creek Center). Those funds in addition to the \$214,586.05 remaining from the end of year reconciliation, was “really a good year.”

Director Denney called for a vote on the Motion.

Motion passed unanimously.

### **H & E Report Committee Report**

- Director Combe asked that General Manager Booker provide the status on the House and Entertainment. “Annual Easter Egg Hunt will be held April 3 at Cedar Creek Park starting at 10:00 a.m. We have three different age groups, it’ll be 1-3yrs., 4-6yrs., and 7-9yrs. Be there at 10:00 a.m. sharp because the eggs are gone by about 10:02! With Wyoming Governor’s Covid restrictions lifted, we will have an Easter Egg Hunt as provided in the past without restrictions.

### **Election Committee (insert election calendar)**

- Secretary Earl: “With election coming up we are very excited about that. Election calendar was handed out to all Board Members on Tuesday and General Manager Booker will go over more in depth with the members if needed.”

Secretary Earl made motion to approve 2021 calendar as presented.

Director D’Souza seconded the motion.

Motion passed unanimously

- Chairman Denney asked members of the Board if there were any questions or discussion regarding the 2021 Election Calendar and asked that it be included in the minutes and available in the office.

Secretary Earl states that on the Calendar we have three 3-year positions.

Secretary Earl made motion to approve 2021 election calendar as presented.

Motion passed unanimously

- Secretary Earl would like to make a motion to approve Donna Thompson as the 2021 election chairperson. Director Toolson seconded the motion.

Motion passed unanimously.

Secretary Earl relayed that on March 19, 2021 candidate packets are available for pickup at the association office. For interested parties we need to communicate in a timely manner as the election process time frame goes by quickly. Any questions regarding the Election Calendar call Secretary Earl.

### **General Managers Report**

General Manager Booker gave the following report:

**Account Statements:** All bank accounts have been reconciled for November 2020 through February 2021 without discrepancy.

### **Assessments:**

- 2009 Lawsuit through 2016: 10 Lots unpaid (0.49%).
- 2017 Assessment Status: 2000 Lots (99.21%) paid in full.
- 2018 Assessment Status: 1993 Lots (98.86%) paid in full.
- 2019 Assessment Status: 1986 Lots (98.51%) paid in full.
- 2020 Assessment Status: 1957 Lots (97.07%) paid in full.
- 2021 Assessment Status: 1445 Lots (71.68%) paid in full.

**Reminder:**

2021 Assessments are \$388.25 per lot. Assessments were due 2/28/2021 and considered late if not paid by 3/31/2021. If not paid by 3/31/21, interest on unpaid balance commences retroactive to 3/1/2021.

**Business Activities:**

An overview of SVRA Financials finds the February Gross Profit 2.4% above budgeted levels and Total Expense 8.7% below budget resulting in year-to-date Net ordinary income prior to depreciation at 107.3% (\$40,293.70) better than budgeted levels. The YTD cash assets (2/28/2021 Balance Sheet) Total \$1,000,289.52. The summary of the financials are, as always, available on the SVRA website.

**Annual Audit:**

Phil Tippets with DeCoria and company have once again started our annual audit. A review of the annual audit will be presented at the Annual Meeting in June.

**Capital Campaign:**

The capital campaign continues for the Cedar Creek Center. To date we have received \$117,989.08. Capital Campaign Funds spent to date total \$109,111.88. Funds spent since the November Board meeting total \$4,062.14.

**DCC&R Compliance:**

One of our long term violations sold their property this weekend and the new owners have committed to cleaning up their property. We continue to work with our attorney on the one long term violation, we have been in contact with them and developed a plan to get that property into compliance or it will be turned back into the court.

**Golf:**

Ben is back to work. He will be busy getting the pro shop ready for the season, preparing for tournaments, clinics, lessons, ordering merchandise, and gathering tournament sponsors and more!  
Golf Course Maintenance has seen some change this spring. Longtime employee and mechanic, Steve Stohr, has moved on to other opportunities and Kile Johnson has eagerly replaced him. Kurt and Kile are working together to fine tune the equipment so that it is up and running by opening day.

**Facilities:**

This spring Ernie is finishing many projects at the new building. He will also spruce up the restrooms on Cedar Creek #13 prior to opening day (weather permitting)

**Winter 2020-21:**

This winter Kurt and Ernie have worked together to move snow, and groom trails and the sledding hill. Grooming is now done for the season. There has been a committee formed to help improve winter recreation on the Ranch. We hope to see some improvements in place before next winter.

**Architectural Control:**

Building permits received and approved since the November meeting include: 1 roof, 1 storage shed, 3 fences (1 pending), 2 new homes (1 pending), 1 garage, and 1 roof/deck extension.

**SVRA Staffing Change:**

Our newest member of the full time year round team at SVRA is Keri Sweet. Keri has joined our staff as the Member Services Coordinator and in just a short time has demonstrated the skills and work ethic we need as we seek to continuously improve our service to our members. Keri has been a resident of Star Valley Ranch since May 2020. She comes to Star Valley Ranch from the Boston area. Feel free to stop in and introduce yourself.

**2021 Board of Director Election:**

Just a reminder that packets, for those interested in running for the Board, are now available at the SVRA office. If you are unable to come to the office to pick up a packet, please call the office and we will get one sent to you via email or the U.S. postal service.

**Old Business:**

Chairman Denney asked for any Old Business to come before the meeting.  
No responses

**New Business:**

Chairman Denney asked for any New Business to come before the meeting.  
No responses.

**For the Good of the Order:**

Chairman Denney asked for any discussion for the good of the order.  
Secretary Earl commented “Who are we going to find to replace you, Ron?”  
Chairman Denney’s response was to highlight other Board Members present and to call attention to the three positions to be filled in the 2021 election and that a replacement would need to be chosen from that pool.

**Adjournment:**

Director Endres made a motion to adjourn  
Secretary Earl Seconded the Motion to Adjourn.  
Motion passed unanimously at 7:20 p.m.

DRAFT