

# DRAFT

**Star Valley Ranch Association  
2021 Annual Membership Meeting  
JUNE 26, 2021**

**The Cedar Creek Center - 1800 Cedar Creek Drive**

**In Attendance:**

Ron Denney-Chairman  
Carolyn Thacker-Vice Chairman  
Ken D'Souza -Treasurer  
Ann Earl-Secretary  
George Toolson-Director  
Marsha Combe-Director  
Chuck Endres-Director

**I. The 2021 Annual Meeting was called to order at 8:00 a.m. by Chairman Denney**

**II. Pledge of Allegiance**

The Presentation of the colors was presented by the VFW. The Pledge of Allegiance was said by all members present.

**III. Invocation:** Provided by Member, Beth D'Souza

**IV. Reading of Official Notice:** Secretary Earl read the following:

Notice is hereby given that the Annual Membership Meeting of the Star Valley Ranch Association, Inc., a Non-Profit Corporation, of Star Valley Ranch, Lincoln County, Wyoming, will be held at 8:00 a.m. on Saturday, June 26, 2021 at Star Valley Ranch in the Assembly Hall on the main level in the Cedar Creek Center. On the agenda today is the election of 3 electors for 3 year terms.

**V. Opening Remarks:** Chairman Denney made the following remarks:

Welcome to the 2021 Star Valley Ranch Association Annual Meeting. We meet again in this new Cedar Creek Member Center. This year, we are thankful that our nation, our local community and our association members are successfully recovering from the Covid-19 pandemic. We can come together again to participate in the community and social functions that are essential to our society and our enjoyment of the recreational and social amenities that this association was created to provide.

Thank you to the VFW for presenting the colors and for leading the Pledge of Allegiance. This is a service provided to us by our war veterans to help us remember how they fought for our freedoms and for this country. I recommend that everyone come to our 4<sup>th</sup> of July celebration next Saturday. The flag raising ceremony also presented by the VFW as the sun comes up over the mountains is very moving.

Today is a very important event in the SVRA calendar. Today is when new directors are elected by the members to carry out the business of the association.

You will also hear a review of the financial status of the association and brief reports from each of the standing committees. I believe you will find that the association is in excellent financial health and that the association is continuing to improve the recreational and social opportunities for its members.

This concludes my chairman's report. I will be leaving the board today after 9 years. I have found my time on the board to be fulfilling, even though some of the very frustrating times. It's been my sincere pleasure to serve the association and to have worked with so many fellow directors and association staff.

**VI. Review of 2020 Financial Audit:** DeCoria and Company's Senior Auditor, Phil Tippetts, reported the following:

We have audited the accompanying financial statements of Star Valley Ranch Association (a nonprofit organization), which are comprised of the statements of financial position as of December 31, 2020 and 2019, and the related statements of activities and changes in net assets, functional expenses, and cash flows for the years then ended, and the related notes to the financial statement. Our responsibility is to express our opinions based on our findings of these audits. We found that SVRA keeps a consistent and healthy financial position.

**VII. Report of the Number in Attendance:** Election Committee Chairperson Donna Thompson reported, we have exceeded the quorum requirement.

**VIII. Reading of Minutes of June 27, 2020 Annual Meeting and approval of same:**

- Member, Mike Wardle made a motion to accept the meeting minutes from the 2020 Annual Meeting as they were written and distributed.  
Member, Katy Denney seconded the motion.  
Motion passed unanimously.

**IX. Reports of Standing Committees:**

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

We had another awesome year. It always fun to report on all the functions this Association offers and I don't think very many of you have ANY idea the amount of hours is spent putting these functions together for our membership. We absolutely could not do it without Tallia, her staff, and the many volunteers.

Last year was a strange and sad year due to Covid-19. Starting last year in April we had to cancel our Easter Egg Hunt, but the staff handed out candy and toy filled Easter eggs to members for their children and grandchildren. Tallia and her family delivered over 70 bags of Easter eggs to households on the Ranch who signed up. All in all it turned out very nice. Just an example of Tallia, her family and staff supporting our Association!! We absolutely could not do it without them.

June 26th, 27th & 28th was the Property Owners Weekend, which again due to Covid-19 we decided to forgo the annual BBQ dinner and band and just handed out light refreshments and we did a raffle for the members.

July 4th was very sad last year, since we had to cancel, again due to Covid-19. We did not feel we could give up the Flag raising Ceremony, so with the help of the VFW we made it happen and it was beautiful. A big thank you the Ernie and Heather For their hard work in organizing it and to Kristin Endres who sang the National Anthem!! We still need a few more volunteers for this year's 4<sup>th</sup> of July carnival so please sign up.

July 17th we had Kip Attaway who is a legendary entertainer from Jackson Hole perform to about 80 attendees. Again, due to Covid-19 we had to adhere to strict guidelines, so we could not sell as many tickets as we would have liked to, but he is coming again this year on July 16th and tickets go on sale July 6th at 10:00 am, so you had better get in line, since he was amazing and they will go fast!

August 22nd the BBQ Chili Cook-Off and Dance was again cancelled due to Covid-19.

August 31st we hosted a Paint night with Jump'n Jaybird studio and then on September 14th The Three Canyons hosted another one. It was great fun and The Three Canyon's is hosting several this year, so watch for the flyers.

October 31st we did not do the Trunk or Treat, but we still had the Haunted House, which had about 200+ kids attending. In an effort to stay socially distanced we stationed Adult members at the Entrance and Exit to ensure there were only a few people in the house at a time. Even with the Covid-19 concerns the Haunted House has proven to be one of the best events in Star Valley!! The staff and volunteers spend over 150 hours setting up and over 40 volunteers helping the night of.

We had a couple of community garage sales last year on June 13th and August 22nd. We always have a lot of members participate in the garage sale, which helps many members sell their stuff!!

We had a couple Movies in the Park last year and had lots of attendees:

June 12th - A Dog's Way Home

July 17th - Cars

Things are looking much better for 2021, but still being concerned about Covid-19 the Cedar Creek Center Movie on February 26th was cancelled. We did have the Movie on June 11th of "Annie" and there were less for this one, because it was a little cold, but still had a bunch. We offer free popcorn and what a fun family evening.

The annual Easter Egg Hunt, which was held on April 3rd, had many children participate. This year's hunt happened to be during spring break which led to fewer participants than normal. Everyone attending was able to hunt down lots of eggs. A fun addition to the hunt this year was that children were able to exchange golden eggs for prizes.

June 12th was our first Community Garage Sale this year and it was very successful. What a great day to spend the day and either sell your goods or buy someone else's, and along the way maybe meet some of your neighbors!!

Today is the second day of Property Owner's Weekend, which includes free Swimming, Tennis and golf for the 3 days. Last night was candidate night and today is voting, golf tournament and Yahoo the annual Hamburger/Hot Dog Potluck dinner is at 6:00pm and Band at 7:00pm tonight in the Barn. It is the Associations way to thank you as members!!!

The Association staff has been very busy planning many activities for 2021, so that we can all come together and enjoy our facilities, our neighbors, and our valley since the Covid-19 pandemic is finally over!

I hope everyone realizes all the hard work that the association employees put into coming up with all these functions along with all their hard work to ensure they run smoothly. There are also a lot of volunteers on the Ranch that volunteer their time to help. What an incredible Association we are a part of!

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

Last year about this time we were in the early stages of Covid-19 and nobody knew how things were going to work out. Well a year later it turns out the 2020 year for Cedar Creek & Aspen Hills broke all documented seasonal records. The following numbers represent the 3rd week of June 2019 through June 28, 2020 compared to June 29, 2020 through June 24, 2021. The golf income for 2019-2020 was \$476,580.88 compared to the last 12 months which was \$723,018.43. That is a difference of over \$246,000. The difference in rounds played was 4,745. Merchandise sales were up by \$59,482.97. Most all categories are up significantly compared to the 2019-2020 numbers. All of these figures include members and non-members using our facilities to help pay the bills and keep our courses in great condition. Non-Members for the last 12 months account for 7,642 rounds compared to 3,858 rounds played by members. All around we have had an amazing year financially at Aspen Hills and Cedar Creek.

Ongoing projects for this season include upgrades to the driving range including stairs, new nets and mats as well as redoing the #5 cart path at Cedar Creek. Thank you to Jeff Earl and everyone who purchases annual trail fees to support funding cart path improvements.

With the depleted snow pack in the mountains we do have a bit of a water issue. Kurt's crew is out manually watering certain areas during the day around golfers. Simply put we can't water everything at night because there's not enough water in the spring to do it. Please have patience and pray for rain.

Men & Ladies golf associations are in full swing with weekly events for both. Ladies play Tuesdays and Thursdays and the Men play on Mondays and Wednesdays. If you want to join please inquire in the pro shop.

Golf tournaments continue to grow at Star Valley Ranch. The Wildlife Firefighters tournament had 120 participants and the annual Mixed Moose tournament that just ended last weekend had 168 participants. This makes it the largest tournament ever at Star Valley Ranch. Upcoming tournaments include today's Property Owners, the Ryder Cup, Wyoming State Senior Women, and the Member/Guest along with some association tournaments.

Thank you to Kurt Richmond and his crew, Tallia Booker and her administration folks, Ben Whalen and his pro shop staff and all the volunteers that make this place rock.

**Utilities Committee:** Chuck Endres gave the following report

We have been in this new building for 13 months now. In the past year we have had to do repairs and maintenance on this building, as would be expected. We have installed new concrete in front of the Pro Shop and entrance to Three Canyons. We are waiting for additional railing to be installed soon. We also had to replace the concrete in front of the administrative offices on the ground level.

We have had issues in the bar with heat in one of the rooms and are currently waiting on an estimate to get that fixed. All in all we have been in this building a little over a year and things are looking good.

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

Good morning and welcome to the Annual Membership meeting. I want to report on the permits that the Architectural Control Committee have received and approved since the last Annual Membership meeting held June 27 2020:

- 28 New homes
- 4 Detached Garages

- 5 Auxiliary Buildings
- 8 Deck extensions which includes deck remodels
- 11 Fences

We have also approved 20 miscellaneous permits. As you can see it has been a very active building year. I want to thank the Architectural Committee, Mike Wardle and Mike Booker. They have always been prompt in reviewing all the applications.

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

Legal update: We filed a brief on June 16 addressed to the motion we made for the Court to reconsider its previous summary judgment decision regarding public use and the plaintiffs have approximately two weeks to respond, after which we have an opportunity to reply, if we choose.

When this briefing is complete the Court requested the parties to file written closing arguments and proposed findings of fact and conclusions of law. The plaintiffs will file first, and we will have 20 days thereafter to file our submissions. All of this should be completed by mid-August.

Thereafter the Court will issue a decision. We would expect to see something by mid-September or October, but the Court will act in its own time.

Finance Report: Phil covered our financial health which is looking good so I would like to spend a little time on the capital campaign. To date we have collected \$122,859.08 since the last board meeting we got \$2,270. Money has been spent to furnish the community center (banquet room, Office, Pro shop and other misc. items like telephone and security cameras etc.). We would like for more people to help financially and get their name/family name on a Star. Don't forget to purchase a raffle ticket for a chance to win a 4-wheeler. Thanks to George Toolson for spearheading this effort.

**X. Introduction of candidates of the Board of Directors:** Secretary Earl stated the following:

On the board with us are Carolyn Thacker and Ken D'Souza who are running again. Gregory Peck, Paulette Black, and Blake Roush are also running. Good luck everyone! We have 3 positions open and 5 awesome candidates. We will post the results as soon as we have them.

**XI. Announcements:** Chairman Denny announced the following:

The polls will close just after 9:00. The golf tournament will start at 9:00. The board member revision meeting will be at 4:30. At 6:00 we will have the hamburger/hotdog potluck in the barn. We have discussed charging non-members but are yet to find a system for doing this.

Secretary Earl thanked Chairman Denny for his time and presented him with a plaque.

**XI. Adjournment:**

- Member, Cathy Toolson made a motion to adjourn the 2021 Annual Membership Meeting. Member, Chris Combe seconded the motion. Motion passed unanimously at 8:34 A.M.