



Board of Directors Meeting

May 20, 2021

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
Ken D'Souza: Treasurer - 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 Town of Star Valley Ranch councilmen, Don Baillie & Lee Hansen and candidates for the Board of Directors, Carolyn Thacker, Paulette Black, and Ken D'Souza.

Adopt the 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 March 18, 2021 Board Meeting:

- Director Combe made a motion to approve the March 2021 Board Meeting minutes as written.
Director Toolson seconded the motion.
Motion passed unanimously.

Standing Special Committee Reports:

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

Welcome to the May 21, 2021 meeting of the SVRA Board of Directors.

2021 promises to be a great year for the Star Valley Ranch Association. First, we are extremely grateful for the national recovery from the COVID-19 virus. Hopefully, we will be able to continue some of the social gatherings and functions that are essential to a successful association. We will continue to improve the Cedar Creek Facility and golf course physical conditions and should be able to accommodate the numerous golf tournaments.

We are fortunate in that we have five candidates for the three open Association Board positions. We appreciate that this many individuals are willing to contribute their time and talents for the successful management of the Association.

The success of our association depends totally on having volunteers that are willing to step up and spearhead association activities whether in charter special interest clubs, association sponsored activities such as homeowners weekend, 4th of July celebration, charity golf tournaments, etc. I encourage every member to find a way to contribute their time and talent.

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

- **Treasurer D'Souza made a motion to approve the transfer of \$10,000 from the Future needs account for landscaping.**
Director Toolson seconded the motion.
Motion passed unanimously.
- **Treasurer D'Souza made a motion to approve the transfer of \$2,500 from the Future needs account for the extension of the concrete outside the Cedar Creek Center.**
Vice Chairman Thacker seconded the motion.

Member, Ed Koch asked where the concrete and railing going?

Chairman Denney replied that the concrete and railing would be going in the front of the main entrance down to the pavement by the pro shop, to improve the safety of the walkway.

Motion passed unanimously.

Golf & Greens Report: Director Toolson gave the following report:

The 2021 golf season has officially begun. Both Aspen Hills and Cedar Creek are open and ready for business. Due to the golf course maintenance crew, both courses survived the winter in great shape. Kurt Richmond has got his crew in high gear finishing more preparations for the upcoming season. Ben Whalen and his staff also have the Pro-Shop up and running with new inventory arriving daily. The Ladies & Mens Golf Associations are also in full swing along with the Tuesday "Money Game" and Friday "Red Ball". Check with the staff in the Pro Shop for details on how to join up.

Last Year, we had an outstanding season for the number of rounds played and golf income generated. So far in a short period of time, (15 days) it's looking pretty good. Total golf rounds are up 251 rounds compared to May 19th of last year. Golf income is up \$41,743.10 compared to the same date in 2020. Between season passes, punch cards and annual trail fees, we are up \$27,855.00 compared to last year.

You will notice a lot of activity shortly in front of the Pro Shop with additional concrete work, landscaping and revamping parts of the driving range. New driving range mats have been ordered and will be funded by the Men's Golf Association. We will also be resetting the driving range net on new metal posts and redirecting golf ball flight more to the west, away from the #1 fairway. The posts are designed so we can pull them out for maintenance issues and off-season removal.

- **At this time I would like to make a motion to transfer \$3,500.00 from the "Future Needs Funds" to cover these costs for driving range expenses.**
Director Combe seconded the motion.
Motion passed unanimously.

House & Entertainment Report: Director Combe gave the following report:

The 2021 Easter Egg Hunt was held on April 3rd. Many children participated. 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.

We have a Movie in the Park on June 11th, which will be Annie! Remember we have free popcorn for all attendees!! Always a fun night!!

On June 12th we have a garage sale scheduled, if you want to participate please call the office to get your address on the map.

And please don't forget our Property Owners weekend scheduled for June 25th and 26th. We would love to see everyone come out to support the Ranch.

Utilities Report: No Report

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

Since the Board Meeting on March 18, 2021 the Architectural Control Committee have received and approved 25 permits: 10 new homes, 1 auxiliary building, 1 deck, 1 deck extension, 1 deck remodel by enlarging and adding roof, 1 partial deck enclosure, 4 fences, 5 front yard landscaping, and 1 gravel to asphalt driveway.

Election Committee Report: Secretary Earl gave the following report:

It's that time of year again! Election! This is going to be a great election. There are three, three year terms available and we have five candidates running. I am so pleased to see members wanting to get involved. I really think having this beautiful year round facility has sparked a lot of interest within the association.

Last week, May 10th the election committee stuffed over 1,700 election envelopes and by now I am sure you have received yours. I ask that you fill it out as soon as possible. The sooner we vote, and reach the quorum, the sooner we are relieved of a lot of stress as election chair, election committee, and staff. The quorum requirement is 30% of eligible voters.

The election committee consists of: Tom & Deb Stuart, Katy Denney, Jan Parrott, Mike Wardle, Bob Lujan, Robyn Mousley, Ken Ballard, Jay & Kate Averett, Carol Woodward, Debbie Compton, Kathy Terry, Allison Webb, and Cathy Toolson.

- Secretary Earl made a motion that the Board approve the Election Committee as read.
Director Toolson seconded the motion.
Motion passed unanimously.

General Managers Report: General Manager Booker gave the following report:

Account Statements: All bank accounts have been reconciled for March & April 2021 without discrepancy.

Assessments:

2009 Lawsuit through 2016: 8 Lots unpaid (0.40%).
2017 Assessment Status: 2004 Lots (99.40%) paid in full.
2018 Assessment Status: 1996 Lots (99.01%) paid in full.
2019 Assessment Status: 1991 Lots (98.76%) paid in full.
2020 Assessment Status: 1969 Lots (97.66%) paid in full.
2021 Assessment Status: 1796 Lots (89.09%) 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 April Gross Profit 4.7% above budgeted levels and Total Expense 7.7% below budget resulting in year-to-date Net ordinary income prior to depreciation at 117.9% (\$72,560.07) better than budgeted levels. The YTD cash assets (4/30/2021 Balance Sheet) Total \$1,109,820.76. The summary of the financials are, as always, available on the SVRA website.

Annual Audit: Phil Tippetts with DeCoria and Company continue with the annual audit. The unaudited balance sheet was mailed out in January with the Annual newsletter. The audited financial statement will be posted on the SVRA website and available at the SVRA office once it is complete. Phil will present on the financials at the Annual Meeting next month.

Capital Campaign: The capital campaign continues for the Cedar Creek Center. To date we have received \$120,589.08. Capital Campaign Funds spent to date total \$109,530.61. Funds spent since the March Board meeting total \$418.73.

DCC&R Compliance: The one major issue we have been dealing with has committed to clearing their property this summer. They are planning on moving out of Star Valley Ranch. We continue to work with 3 other lots to get them cleaned up.

2021 Annual Meeting & Property Owners Weekend: Annual Meeting and Election packets have been mailed. If you have not received yours please contact the office. It is VERY important to vote. There are 5 candidates for 3 open positions, a 30% quorum of all members (estimated over 500) by attendance, proxy or absentee vote is necessary in order to complete the election or conduct any official business at the Annual Membership Meeting. It is VERY important to cast your vote and add to the quorum numbers. If you abstain, your vote is also counted as part of the quorum, not for an individual.

Important Dates...

- Wednesday, June 16th Membership in good standing will be verified by office staff. Membership roster closes.
- Wednesday, June 23rd all proxies obtained by candidates will be verified.
- Friday, June 25th Candidates Night will begin at 7:00 p.m. Each candidate will have up to 10 minutes for a presentation followed by an informal meet and greet until 9:00 p.m.
- Saturday, June 26th Polls open at 7 a.m. at the Cedar Creek Center. The Annual Meeting will begin at 8 a.m. Polls will close and Golf Tournament will begin 30 minutes after the adjournment of the meeting. The Board of Directors Organization Meeting will be held in the garden level conference room at 4:30 p.m. A Hamburger and Hot Dog potluck will begin at 6 p.m. with a dance starting at 7 p.m. both held at the Barn. 2021 Assessment stickers will be required for admission.

The Board has again approved free golf, swim and tennis Friday, Saturday and Sunday (June 25-27) for all members in good standing. You must show your membership card with valid 2021 Assessment paid sticker to be eligible for free recreation during Property Owners Weekend and other member discounts throughout the year.

Swimming Lessons: This year swimming lessons are being taught and organized by Barb Klein. Barb has been gracious enough to open a time slot in each session for members only. There are still openings available. Sign up today.

Old Business: None Stated

New Business: None Stated

For the Good of the Order:

Member, Gib Oswald asked to give credit to Katie Toolson and her staff for doing such a great job with The Grill, Three Canyons Restaurant, and Duffer's Lounge.

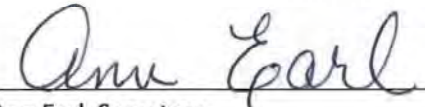
Adjournment:

- Director Toolson made a motion to adjourn
Secretary Earl Seconded the Motion.
Motion passed unanimously at 7:29 p.m.


Ron Denney, Chairman



Carolyn Thacker, Vice Chair



Ann Earl, Secretary




Ken D'Souza, Treasurer



Marsha Combe, Director



George Toolson, Director



Chuck Endres, Director