



Board of Directors Meeting  
July 20, 2021  
7:00 P.M.

Cedar Creek Center and Zoom Meeting

Chuck Endres: Chairman - Present  
Carolyn Thacker: Vice Chairman - Present  
Ann Earl: Secretary - Present  
George Toolson: Director - Present  
Marsha Combe: Director - Present  
Paulette Black: Director - Present  
Ken D'Souza: Treasurer - Present

**Call to order:** Chairman Endres called the meeting to order at 7:00 P.M. and called for the Pledge of Allegiance.

Chairman Endres recognized Town of Star Valley Ranch councilmen, Don Baillie & Lee Hansen.

**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 May 20, 2021 Board Meeting:**

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

**Approval of Minutes for June 26, 2021 Organizational Meeting:**

- Treasurer D'Souza made a motion to approve the June 2021 Organizational Meeting minutes as written.  
Vice Chairman Thacker seconded the motion.  
Motion passed unanimously.

**Standing Special Committee Reports:**

**Chairman's Report:** Chairman Endres gave the following report:

Welcome everyone it's been a busy summer with the election, 4th of July, and golf tournaments we appreciate everyone's help in making this happen.

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

No update for legal

- Treasurer D'Souza made a motion to approve fund transfer from future needs for walk in cooler room fan in the amount of \$1,527.65  
Director Toolson seconded the motion.  
Motion passed unanimously.
- Treasurer D'Souza made a motion to approve funds transfer from future needs for railing in the amount of \$9,249.05  
Director Combe seconded the motion.  
Motion passed unanimously.

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

Well, the golf season here at Star Valley Ranch is in full swing another record setting pace. The following numbers are based on January 1st thru July 14 2021 compared to the same dates in 2020 which set all kinds of records. Golf income is up \$105,128.94 from a year ago, and golf expenses including Pro-Shop and golf course maintenance are up \$44,242.38. Green fees income was up \$20,881.60. Merchandise income was up \$34,769.66. Other categories that are up include; cart rental income on courses, annual season passes, trail fee income, and total golf rounds through July 14th, up 1031 rounds compared to last year.

The Member/Guest tournament begins this week on Thursday, Friday and Saturday. The Ryder Cup tournament concluded just over a week ago with the "Ranch" retaining the trophy because of a deadlocked tie with the RV Park boys, fondly referred to as, "The Trailer Trash". Another tournament that finished last week was the Annual Wyoming Senior Women's Golf Tournament with 96 participants this year here at Cedar Creek.

Jeff Earl is about to start the new cart path on hole #5 on Cedar Creek. It's going to take a while before it is completed as it goes from the crossing on Hardman road all the way to the ladies tee box, and will take several pours to complete. Try not to run him over while he is out there working on it!

By now most people realize the snowpack is totally gone and we are irrigating both courses with the spring water up Green Canyon.

Kurt's crew will continue to water different holes during daytime golfing hours so our courses don't burn up. Be patient during these times as we don't have a lot of other options. The average rotation of these sprinkler heads is about 5 minutes so wait to hit your ball when it's clear. Another option within your group of golfers would be to move your ball out of the sprinkler to keep up with pace of play. Do not try to manually rotate the sprinkler heads as this is a sure way to get seriously injured.

After entering the 2021 golf season we found a problem with charging the non-member who brought their personal cart the same price as renting one of our fleet carts. Through discussions between myself, our General manager Tallia Booker, and our Pro Ben Whalen we came up with the decision to basically charge half of our cart rental price for a daily trail pass for private carts. This will help the numbers of available carts in our fleet for walk-on golfers and keep private carts from being left in golf cart parking spaces during the day. The prices for daily trail fees are \$7.00 per 18 holes or \$5.00 for 9 holes. We also added a Non-Member annual trail fee for \$300.00.

- Director Toolson made a motion to approve these 3 changes to the 2021 SVRA Fee Schedule.  
Director Combe seconded the motion.  
Motion passed unanimously.



**House & Entertainment Report:** Director Black gave the following report:

June 25th and 26th we had the Property Owners Weekend where the association offers free golf, swimming and tennis to all property owner's all weekend. We also had a potluck where the Association provided free hamburgers and hot dogs and a band to finish off the wonderful day and end to another successful Property Owners weekend.

July 3rd we had the Independence Day Celebration, which is always amazing. It includes the morning flag raising ceremony, pancake/sausage breakfast, and golf cart parade followed by children's races, carnival games, and basketball tournament. Then we have the hamburger lunch, and the pie sale. I can't remember a 4th of July celebration that we had more people than this year. Thank you everyone who helped, because without our Volunteers this celebration absolutely could not happen!!!

July 16th we had Kip Attaway who is a legendary entertainer from Jackson Hole perform to about 115 attendees. He is so amazingly funny and he did not disappoint! We had so many attendees rave about him, so we are looking at having him back next year.

Just a reminder we have Movie in the Park on July 30th and it will be "Lilo and Stitch" and as always free popcorn. Come on out and enjoy the evening.

Member, Kile Johnson suggested adding a Frisbee golf course.

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

The Architectural Control Committee has reviewed and approved 18 permits since the Annual meeting held June 26, 2021:

7 New Homes

1 Garage

1 Carport

3 Fences

2 Front yard Landscaping

1 House siding being up graded to Tru Log siding

1 Driveway to asphalt & 1 Driveway modification

1 repainting of house

**Election Committee Report:** Secretary Earl gave the following report:

We had 5 candidates for 3, 3 year terms. The election was held on Saturday June 26th. Ken D'Souza and Carolyn Thacker were re-elected. The third candidate elected was Paulette Black. Tonight will be Paulette's first Board Meeting as an elected director. All 5 candidates were great and I wish we would have had 5 openings to appoint all of them.

I would like to thank the staff for all they do to help the election run smoothly and a super big thank you to Donna Thompson who is my election committee chairperson. Donna had just got off the board when I roped her back to working once again. Also, a huge thank you goes out to our election committee which consists of 10-14 volunteers, your hours of volunteering is greatly appreciated. Luckily this year went very smoothly, all the numbers matched up and we were able to post the election results in a timely manner. Congratulations to our 3 candidate winners.

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

Account Statements: All bank accounts have been reconciled for May & June 2021 without discrepancy.

Assessments:

2009 Lawsuit through 2016: 7 Lots unpaid (0.35%).

2017 Assessment Status: 2005 Lots (99.45%) paid in full.

2018 Assessment Status: 2000 Lots (99.20%) paid in full.

2019 Assessment Status: 1995 Lots (98.96%) paid in full.

2020 Assessment Status: 1972 Lots (97.82%) paid in full.

2021 Assessment Status: 1885 Lots (93.50%) paid in full.

Business Activities:

An overview of SVRA Financials finds the June Gross Profit 10.1% above budgeted levels and Total Expense 4.8% below budget resulting in year-to-date Net ordinary income prior to depreciation at 138.9% (\$148,348.98) better than budgeted levels. The YTD cash assets (6/30/2021 Balance Sheet) Total \$1,161,064.45. 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 \$122,989.08. Capital Campaign Funds spent to date total \$109,530.61. There have been no funds spent since the May Board meeting.

DCC&R Compliance:

We continue to work with 3 lots to get them in compliance. Our attorney will be sending notice out to one lot that refuses to clean up their property.

Golf:

Covered in Golf report

H&E:

Covered in House & Entertainment report

4th of July:

Covered in House & Entertainment report

Thank you:

I would like to again thank all of those that make the events at Star Valley Ranch Association possible. This year to date we have had approximately 150 members and non-members come out and help make all of the events that we all enjoy possible. A special thanks to the SVRA staff including, Sierra Principe, Ernie & Heather Bigelow (and their family), Kurt & Chloe Richmond, Ben Whalen, and all of their individual staff, for jumping in and offering to help and volunteer their time. We have an amazing group of people working for SVRA.

**Old Business:** None stated

**New Business:** None stated

**For the Good of the Order:**

Member Bob Bolyard suggested that the board consider putting up a sign at Aspen Hills.

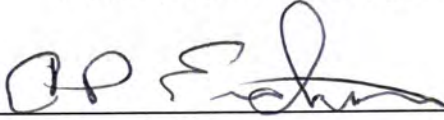
Several representatives from the Pickleball Charter Club including Deborah Larson, Laurie Roberts, John Gullo, Hollie and Jerry Orton voiced concerns and requests concerning the Pickleball courts. Some of these concerns included: getting proper signage at the courts, adding some sort of shading at courts, wanting additional courts, and wanting the association to charge to play.

The Board listened to all concerns and will take them into consideration.

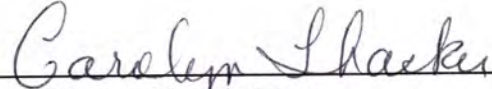


**Adjournment:**

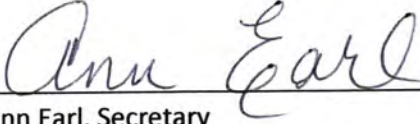
- Director Toolson made a motion to adjourn  
Secretary Earl seconded the motion.  
Motion passed unanimously at 7:53 P.M.



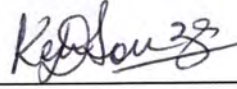
Chuck Endres, Chairman



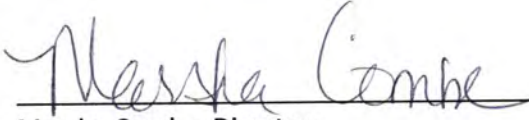
Carolyn Thacker, Vice Chairman



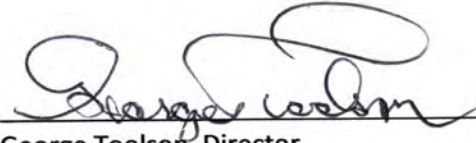
Ann Earl, Secretary



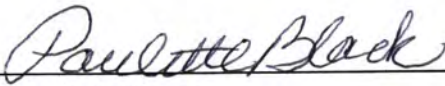
Ken D'Souza, Treasurer



Marsha Combe, Director



George Toolson, Director



Paulette Black, Director