



**Board of Directors Meeting**

**August 19<sup>th</sup>, 2020**

**7:00 P.M.**

**Cedar Creek Center and Zoom Meeting**

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

**Adopt the Agenda:**

- Director Toolson made a motion to approve the meeting agenda as written.  
Treasurer D'Souza seconded the motion.  
Motion passed unanimously.

**Approval of Minutes for July 20, 2021 Board Meeting:**

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

**Standing Special Committee Reports:**

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

The end of July the SVMGA volunteers picked 1,980 pounds of Musk Thistle.

The board of Directors continues to work with Three Canyons Restaurant on equipment and other issues.

We are working with a local realtor on feasibility of selling the Association owned landing strip. To do this we will need a conditional use permit or to have the land rezoned. We should have more answers on this shortly.

We will be looking into the property owned by the Woodward's, concerning an existing ditch and dirt burden that is on that property.

The board continues to review requests by the Pickleball club.

We are hoping to get some new signs for the Community Center and surrounding areas. We have met with a sign designer who will be sending us ideas for approval hopefully sometime this week. One sign we would really like to see is

a directional sign on 13 at Cedar Creek. There is currently a sign pointing to the restrooms but we would like a sign that then shows where the tee box for 14 is.

During the August workshop we heard presentations from concerned residents regarding short term rentals lead by Gary Braun. The Association's hands are tied on what we are able to do to help prevent VRBO's and other short term rentals. We depend on the Town to make an ordinance to prevent this. If the Town would like a letter of support from the Association we would possibly be willing to do that.

We also had a presentation from the Winter Recreation Plan Committee regarding snowmobiles, cross country skiing, and snowshoeing. They are working on a plan to guide where snowmobiling will be allowed.

Golf Course superintendent Kurt Richmond continues with landscaping at Cedar Creek.

General Manager Tallia Booker has called for the 2022 budget process to begin.

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

No update for legal.

- Treasurer D'Souza made a motion to transfer funds from the future needs account in the amount of \$8766.45 for a capital expenditure for a new copy machine. The cost savings will amount to \$1441 per year, resulting in a payback of 6 years.  
Director Toolson seconded the motion.  
Motion passed unanimously.

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

Well "Mother Nature" is now supplying what we have been looking for since June and with the welcomed rain both courses are greening back up rapidly. Don't worry though, when the sun comes back out, the greens will still be fast as hell.

Jeff Earl has been busy putting in the new cart path on Cedar Creek #5. I'm guessing he's really glad he started when he did as it's a really long path. Thanks Jeff, it's looking great. Kurt and Larry have been busy the last couple of days with preliminary landscaping outside the front of this Community Center and it's looking fantastic. Another thank you goes to the Men's Golf Association who cleared 1,980 pounds of thistle off "The Ranch" the 27<sup>th</sup> of July.

Tournaments completed since the last board meeting include; Member/Guest, the "Sponsor" tournament, Member/Member tournament, and recently the Men's Club Championship. Congratulations to the "gross" winners, Chris Combe Flight #1, Del Wight Flight #2 and Chuck Burnitz Flight #3. "Net" winners go to Blake Roush Flight #1, Ken D'Souza Flight #2, and Todd Chad Flight #3. The Ladies Club Championship begins next week, good luck to all participants.

Now for the facts and figures comparing year to date from August 17<sup>th</sup>, 2020 to August 17<sup>th</sup> of this year: You also need to remember that the "COVID" year 2020, set new records for Aspen Hills and Cedar Creek courses. Golf income is \$572,954.55, up \$114,240.13. Golf expenses for Pro-Shop and Golf Course Maintenance is up \$19,490.46. Total golf rounds 14,666, up 1,077 rounds. Green fee income up \$33,575.17, cart income up \$9,561.83, merchandise income up \$35,364.77, annual trail fees up \$9,345.00, and season annual passes up \$34,878.36. So far, we have had an outstanding season for both of our courses and we should be very proud of all of those involved.

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

This Saturday August 21<sup>st</sup> is the community garage sale starting at 9 A.M. So far we have about 26 homes signed up to have garage sales. We encourage everyone to get out a find a treasure.

We are also looking forward to the BBQ Potluck & dance this Saturday, August 21<sup>st</sup> starting at 6:00 P.M. at the Barn. BBQ pulled pork sandwiches will be provided. Bring a potluck dish to share and come join us. The dance will be from 7:00-10:00 P.M.

The Chili Cook-Off & Dance activity is scheduled for Saturday September 11<sup>th</sup>. Sign up is limited to the first 18. Come out taste, and vote for your favorite chili.



We will be planning the 2022 House and Entertainment calendar soon and we want to hear from the members regarding activities you enjoy most. A short survey will be coming in your email soon. Please complete the survey and send it back. Communication is important and we want to hear from you.

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

The Architectural Control Committee has reviewed and approved 17 permits since the July 19, 2021 Board Meeting:

5 New Homes

1 Deck

1 Concrete Patio

3 Fences

1 Replacement of different type of roof shingles

2 Driveways

5 Front yard Landscaping

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

**Account Statements:** All bank accounts have been reconciled for July 2021 without discrepancy.

**Assessments:**

2009 Lawsuit through 2016: 7 lots unpaid (.35%)

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

2018 Assessment Status: 2001 Lots (99.26%) paid in full.

2019 Assessment Status: 1996 Lots (99.01%) paid in full.

2020 Assessment Status: 1977 Lots (98.07%) paid in full.

2021 Assessment Status: 1910 Lots (94.74%) paid in full.

**Business Activities:**

An overview of SVRA Financials finds the July Gross Profit 15.7% above budgeted levels and Total Expense 3.9% below budget resulting in year-to-date Net ordinary income prior to depreciation at 158.5% (\$226,847.19) better than budgeted levels. Comparing the July 2021 YTD net ordinary income vs the 2020 July YTD we are currently 23.7% (\$117,728.62) ahead of last year's record numbers. The YTD cash assets (7/31/2021 Balance Sheet) Total \$1,226,010.46. 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 \$129,059.08. Capital Campaign Funds spent to date total \$109,530.61. There have been no funds spent since the July Board meeting.

**DCC&R Compliance:** We continue to work with 1 lot to get them in compliance. Our attorney will be sending notice out to one lot that refuses to clean up their property.

**H&E:** Covered in House & Entertainment report.

**4<sup>th</sup> of July:** After a final review of all income, expenses and remaining inventory, the 2021 Independence Day Celebration net income was \$529.20. Our main objective when holding the celebration is to break even. We were able to do that and net just a little bit of money.

**Swimming Pool:** The pool will remain open for open swim from noon until 6 P.M. 7 days/week through August 22<sup>nd</sup>. Then the pool will be closed, except for morning adult swim, Monday through Friday, open Saturday and Sunday 12 P.M. – 6 P.M. August 28, 29 and September 4, 5, & 6th. The pool will be closed for the season starting September 7<sup>th</sup>.

Barb Klein and her instructors had a total of 353 children participate in swimming lessons this year, which is 86 MORE students than last year. A huge Thank You to Barb!!

We have had a great staff at the pool again this year. Robyn Klein has done a great job managing the pool staff this year. To date the lifeguards have 8 saves. In approximately 80 days we have been open this year, we have hit capacity 33 days (41.3%). The lifeguards keep a call back list for the pool when it is at capacity. We are generally able to get everyone in the pool the day they want, sometimes just a little later than planned. The pool has been extra busy this year.

**Golf:** The courses are in great shape. The Pro Shop still has merchandise. Get out and enjoy YOUR courses!

**Old Business:** None stated

**New Business:** None stated

**For the Good of the Order:**

Ron Denney and John Walker had questions regarding the sale of the airstrip. Would like a pro & cons list with extra consideration provided to membership prior to selling.

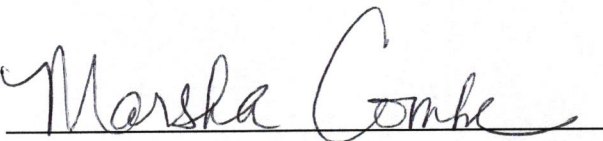
**Adjournment:**

- Vice Chairman Thacker made a motion to adjourn  
Director Toolson seconded the motion.  
Motion passed unanimously at 7:26 P.M.



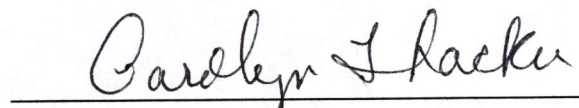
Chuck Endres, Chairman

Ann Earl, Secretary

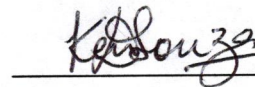


Marsha Combe, Director

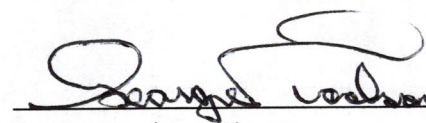
Paulette Black, Director



Carolyn Thacker, Vice Chairman



Ken D'Souza, Treasurer



George Toolson, Director