



Board of Directors Meeting

March 17, 2022

7:00 P.M.

Cedar Creek Center and Zoom Meeting

Chuck Endres: Chairman - Present
Carolyn Thacker: Vice Chairman – Present
Ken D’Souza: Treasurer – Present via Zoom
Ann Earl: Secretary – Present via Zoom
George Toolson: Director – Present via Zoom
Marsha Combe: Director – Absent
Paulette Black: Director – Present via Zoom

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 and Lee Hansen.

Adopt the Agenda:

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

Approval of Minutes for November 18, 2021 Board Meeting:

- Director Black made a motion to approve the November 2021 Board Meeting minutes as written.
Treasurer D’Souza seconded the motion.
Motion passed unanimously.

Approval of Minutes for December 7, 2022 Board Meeting:

- Director Toolson made a motion to approve the December 2021 Board Meeting minutes as written.
Treasurer D’Souza seconded the motion.
Motion passed unanimously.

Standing Special Committee Reports:

Chairman’s Report: Chairman Endres gave the following report:

The 2022 HOA Assessments have been sent to all property owners. A statement was included in the packet that was intended to explain why the assessments were charged as they were.

Kurt hired a new mechanic Ethan Ottobre in January. He has been working on all golf equipment to make sure it’s in good shape and ready to go.

Signs on the golf course pertaining to snowmobiling and cross country skiing have seemed to help this year. We have had very few complaints regarding snowmobiles and actually have a few compliments related to the inter use of both activities. The maintenance crew did a great job grooming trails this year. The ice skating rink was put back in service this winter and received a lot of use and many compliments. Thanks to Larry Tucceri for his expertise.

The Board of Directors with General Manager, Tallia Booker, conducted two days of zoom interviews with potential Golf Professionals and unanimously approved the hiring of Ted Sindoris. Ted has experience in the position of Head Golf Professional and Assistant Professional from three different golf courses in South Carolina as well as a Manager for a major retail golf outlet. Ted started his job on the 2nd of March. He is currently stocking and ordering golf equipment and apparel and starting to familiarize himself with the upcoming events.

The Board held a brief meeting with interested individuals regarding the potential sale of the airstrip property. We are currently waiting on professional appraisal of property before anything else will happen.

We also just provided the Town of Star Valley Ranch with an information statement regarding SVRA winter and summer activities and regulations. This information will go in packets the town is preparing for all short term rentals.

Our new operating policy briefly states that property owners and mailing addresses are public knowledge and will be provided by SVRA employees upon request. Phone numbers and email addresses are not public and therefore will not be provided.

- Vice Chairman Thacker made a motion to approve Member Information Privacy Policy.
Treasurer D'Souza seconded the motion.
Motion passed unanimously.

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

The Architectural Control Committee has reviewed and approved 5 permits since the November 18, 2021 Board meeting:

3 New Homes

1 Detached Garage w/ asphalt Driveway

1 Garage

We made a few changes and clarifications to the Architectural Control Policy and the Residential Fence Policy.

First in the Architectural Control Policy, we included landscaping to the list of construction affected by this policy. There is now an explanation that if you are building a new home and landscaping is planned we will need those plans. If it is not currently planned you will need to submit a separate permit before landscaping is started. We listed all utilities that the plot plan needs to show and notated that there is an example in the permit however we will not accept this as a plot plan even if the correct measurements are listed. We will accept a digital or printed copy of all plans. The time line approval requirements as stated in the DCC&Rs will not begin until the application is completed. We notated that the Town of Star Valley Ranch is the responsible party ensuring all buildings are built to code through their inspections. SVRA will not be held responsible for structural inspection compliance.

Secondly, the Residential Fence Policy, we added a list of documents needed. This includes materials description form, plot plan showing all utility easements, setbacks, dimensions, etc. and a fee of \$75 (\$50 refunded upon approved completion of construction). We also added an explanation that the back of house of a corner lot shall be defined as the side parallel to the road as the house address indicates.

In both documents we took out the mutual property boundary consent form for a fence and dog run.

- Vice Chairman Thacker made a motion to approve Architectural Control Policy and the Residential Fence Policy. Treasurer D'Souza seconded the motion.
Motion passed unanimously.

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

- Treasurer D'Souza made a motion to approve funds transfer as part of the 2021 EOY Operating Account Reconciliation in the amount of \$216,284.80 to the major maintenance account.
Director Toolson seconded the motion.
Motion passed unanimously.

General Manager Booker explained that we have an operating policy that states our operating account has to have \$100,000.00 at the beginning of every year. We are moving \$216,284.80 into our major maintenance account to get our operating account to the \$100,000.00

- Treasurer D'Souza made a motion to approve funding for gutters and heat tape in the amount of \$23,105.29 from the future needs account.
Director Toolson seconded the motion.
Motion passed unanimously.

Election Committee Report: Secretary Earl gave the following report:

We will have our candidate packets available tomorrow, March 18, 2022. There are 2 3-year positions available. If you are interested in running for the Board you may pick up these packets in the office or call the office and they will mail you a packet. The election will be on June 25, 2022.

- Secretary Earl made a motion to approve 2022 Election calendar.
Director Black seconded the motion.
Motion passed unanimously.

I have asked Carol Woodward to be our Chairman for this election season and she has asked Donna Thompson to be a co-chairman with her. As of now the other members of the election committee are: Armida Earl, Katy Denny, Sandy Roundy, Shauna Crittenden, Doloris Albers, Jan Parrot, Gayle Brice, Cathy Toolson, Deb and Tom Stuart, Mike Wardle, Kathy Terry and Robyn Mousley.

- Secretary Earl made a motion to approve 2022 Election committee.
Treasurer D'Souza 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 November 2021 through February 2022 without discrepancy.

Assessments:

2009 Lawsuit through 2016: 2011 Lots (99.75%) paid in full.
2017 Assessment Status: 2003 Lots (99.36%) paid in full.
2018 Assessment Status: 2005 Lots (99.45%) paid in full.
2019 Assessment Status: 2003 Lots (99.36%) paid in full.
2020 Assessment Status: 1993 Lots (98.86%) paid in full.
2021 Assessment Status: 1975 Lots (98.00%) paid in full.
2022 Assessment Status: 1465 Lots (72.67%) paid in full.

Reminder: The 2022 Assessments were due 2/28/2022 and will be considered late if not paid by 3/31/2022. If not paid by 3/31/2022, interest on unpaid balance commences retroactive to 3/1/2022.

Business Activities: An overview of SVRA Financials finds the February Gross Profit 1.5% above budgeted levels and Total Expense 5.1% below budget resulting in year-to-date Net ordinary income prior to depreciation at 4.4% (\$25,952.45) better than budgeted levels. The YTD cash assets (2/28/2022 Balance Sheet) Total \$1,243,033.40. 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 \$136,409.08. Capital Campaign Funds spent to date total \$113,845.05; leaving a balance of \$22,564.03. No funds have been spent since the November board meeting.

DCC&R Compliance: We continue to work with our attorney on the one long term violation and two new violations. Contact has been made with the two new violations and we continue to work with them to get them into compliance.

Golf: Star Valley Ranch Association would like to welcome our new Head Golf Professional, Ted Sindoris from Sarasota, Florida. Ted has been playing golf for over 18 years including college golf at Barry University in Miami, Florida. He was most recently Head Golf Professional at Pine Crest Golf Course in South Carolina.

In his free time Ted enjoys golfing, watching movies, and grilling. Ted loves spending time with his daughter and his chocolate lab Beaufort. Ted would say his top qualities would include being outgoing, creative, and organized.

As Head Golf Professional, Ted will be offering golf club re-gripping, individual lessons, and junior clinics. Ted is also a Master club fitter. He is planning some fun promotional programs. So far he loves the beauty of the mountains in Star Valley and can't wait to meet everyone.

Stop by the pro-shop and introduce yourself!

WINTER: This winter Kurt and Ernie have worked together to move snow and groom trails and the sledding hill. We were lucky enough to have Larry Tucceri groom our ice skating rink. The rink was better than ever. We continue to monitor the weather and will cease to groom as weather forces us to.

2022 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 United State Postal Service.

House and Entertainment: The Annual Easter Egg Hunt will be held on April 16 at 10:00 a.m. at the Cedar Creek Park. There will be 3 different age groups: 1-3, 4-6 and 7-9.

Old Business: None stated

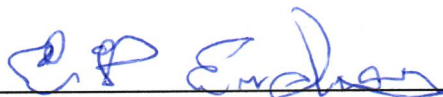
New Business: None stated

For the Good of the Order:

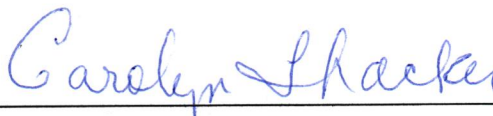
Lee Hansen mentioned the Town of Star Valley Ranch passed their short term rental ordinance and thanked us for our insert. He then asked about the landscaping permit and Vice Chairman Thacker explained to him we have always had a landscaping permit.

Adjournment:

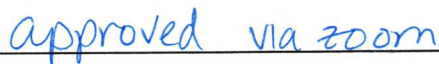
- Vice Chairman Thacker made a motion to adjourn.
Director Toolson seconded the motion.
Motion passed unanimously at 7:25 P.M.



Chuck Endres, Chairman



Carolyn Thacker, Vice Chairman



Ann Earl, Secretary

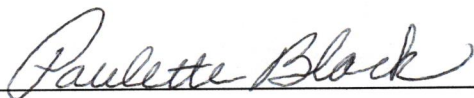


Ken D'Souza, Treasurer



Marsha Combe, Director

George Toolson, Director



Paulette Black, Director