



Board of Directors Meeting

April 21, 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 – Absent  
Marsha Combe: Director – Absent  
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 Lee Hansen.

**Adopt the Agenda:**

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

**Approval of Minutes for March 17, 2022 Board Meeting:**

- Director Black made a motion to approve the March 2022 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:

We purchased a used truck for the facilities department.

The demolition of Aspen Hills A-frame is complete. We do not currently have any plans for that area, but will be looking at all options.

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

The Architectural Control Committee has reviewed and approved 4 permits since the March 17, 2022 Board meeting:

2 New Homes  
1 Fence  
1 Revised New home plans

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

- Treasurer D'Souza made a motion to approve fund allocation for the A-frame demolition in the amount of \$60,937.50 from Major Maintenance account.  
Vice Chairman Thacker seconded the motion.  
Motion passed unanimously.

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

I want to thank Tallia, Sierra, Heather, and Ernie and any other staff that helped plan, fill approximately 1500 Easter eggs, provide refreshments for volunteers and carried out the SVRA Easter egg hunt on Saturday, April 16<sup>th</sup>, 2022. We had a good turnout with more members and children participation than last year. There were a lot of positive comments.

It is time to "Spring Clean". SVRA will sponsor a community wide yard sale on Saturday, June 11<sup>th</sup>. Watch for more information to come and contact the SVRA office to sign up if you plan to have a yard sale.

There has been interest in having a small fitness center on the Ranch for members to use. We have not forgotten you and we hope to report on progress soon.

Lots of fun SVRA activities are planned for the upcoming summer and fall months. Read your Association newsletters and watch for upcoming events.

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

Candidate packets are available for anyone who would like to run for the Board of Directors. There are currently 2 3-year terms available. April 26<sup>th</sup> at 4 P.M. is the cut off time to turn in a packet.

Tuesday May 17<sup>th</sup> we will be stuffing election packets. Please remember that members have to be in good standing for their vote to count so make sure your 2022 assessment has been paid! We need a 30% vote of the membership to have a quorum so please vote. The election will be June 25<sup>th</sup>.

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

**Account Statements:** All bank accounts have been reconciled for March 2022 without discrepancy.

**Assessments:**

2009 Lawsuit through 2016: 2011 Lots (99.75%) paid in full.  
2017 Assessment Status: 2007 Lots (99.55%) 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: 1980 Lots (98.21%) paid in full.  
2022 Assessment Status: 1937 Lots (86.16%) paid in full.

**Business Activities:** An overview of SVRA Financials finds the March YTD Gross Profit 2.6% above budgeted levels and Total Expense 8.7% below budget resulting in year-to-date Net ordinary income prior to depreciation at 10.9%



(\$53,710.66) better than budgeted levels. The YTD cash assets (3/31/2022 Balance Sheet) Total \$1,304,274.76. 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 \$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 March Board meeting.

**DCC&R Compliance:** We continue to work with our attorney on the one long term violation.

**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. Candidate petitions, bio and picture are due by 4:00 p.m. on April 26th.

**Swimming Lessons:** Barb Klein will again be providing swimming lessons this summer at Cedar Creek Pool. Barb rents the pool from us and provides lessons during her rental time. It is not Star Valley Ranch Association providing lessons. Swimming Lessons sign-ups will be online starting at 6 p.m. on May 11th. We will put the link on our Facebook page and in our email starting tomorrow. People that sign up before 6 p.m. on May 11th will be dropped. Barb is providing "a ton of spots to get EVERYONE in". If you have issues getting signed up, you can contact Barb directly.

**Membership Cards:** In looking at our records we did not have a current membership card policy. We have updated the most current policy to read:

The issuance of all cards will be based on the written desires of the recorded owners (in our latest records) of each primary lot/home and any additional lots/homes they own.

For each lot/home there will be issued two (2) primary cards only. These can be any combination of two (2) people desired by the recorded owners. Plus, for each lot/home there will be issued, if desired, additional lineal family cards for the lineal family of grandchildren, children, parents, grandparents and spouses of the primary card holders' families.

All cards ("primary" and "lineal family") shall be required to have a photo of the card holder placed on it. Cards without a photo will not be accepted.

Unless the cardholder is the owner of the lot/home, the card gives membership rights for use of facilities only, but does not necessarily make the cardholder a "member" for voting or participation purposes. Every card holder will be eligible for member rates, unless the current fee schedule specifies a guest rate. If a guest rate is applicable, primary card holders shall receive a member rate, while lineal family card holders will receive a guest rate.

Lineal family cards will not be eligible for a discount at The Grill, Three Canyons Restaurant, or Duffer's lounge.

Each initial card shall be \$1. Each time a new card is required a charge of \$1 shall be assessed. Once the annual assessment has been paid in full an assessment paid stickers shall be provided upon request at no charge each year thereafter.

The Board with General Manager Booker answered various questions regarding the Membership Card Issuance Policy.

- Vice Chairman Thacker made a motion to approve Membership Card Issuance Policy.  
Director Black seconded the motion.  
Motion passed unanimously.

**Old Business:** None stated

**New Business:** None stated

**For the Good of the Order:**

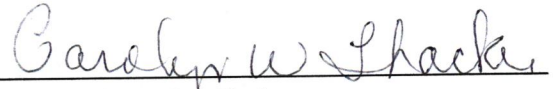
Ed Koch asked about the broken manhole in front of the pool building. General Manager Booked informed him that is Leisure Valley's responsibility but we will reach out to them for repair.

**Adjournment:**

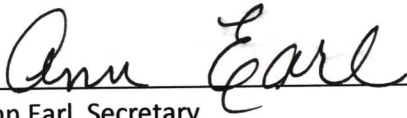
- Vice Chairman Thacker made a motion to adjourn.  
Director Black seconded the motion.  
Motion passed unanimously at 7:21 P.M.



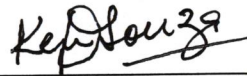
Chuck Endres, Chairman



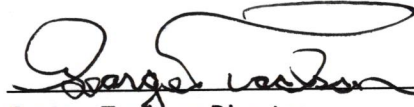
Carolyn Thacker, Vice Chairman



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