



**Board of Directors Meeting
May 19, 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
Ann Earl: Secretary – Present
George Toolson: Director – Present
Marsha Combe: Director – Absent
Paulette Black: Director – Absent

Call to order: Chairman Endres called the meeting to order at 7:02 P.M. and called for the Pledge of Allegiance.

Chairman Endres recognized Town of Star Valley Ranch Councilmen Lee Hansen and Don Bailey.

Adopt the Agenda:

- Director Toolson made a motion to approve the meeting agenda as written.
Secretary Earl seconded the motion.
Motion passed unanimously.

Approval of Minutes for April 21, 2022 Board Meeting:

- Treasurer D’Souza made a motion to approve the April 2022 Board Meeting minutes as written.
Director Toolson seconded the motion.
Motion passed unanimously.

Standing Special Committee Reports:

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

We are looking at doing parking lot renovations. We are going to do a temporary fix, and are presently reviewing two bids. We are planning to remove the railroad ties and install temporary cement blocks. In the future we will be looking at options for a more permanent solution.

We have had a spring cleaning done in the barn.

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

Welcome back everyone and hope all of you came out of winter as well as our two golf courses did. Even though the weather for the month of May has been a little "IFFY", we are doing fairly well with the overall golf start up. Opening day for Cedar Creek was April 30th, followed by Aspen Hills on May 15th. Thanks to Kurt Richmond and his golf course maintenance crew for all their great work getting both courses ready for play. They are in great shape. Kurt has his whole crew back with the addition of a new full time mechanic, Ethan Ottobre.

Most of the Pro Shop staff is in place with the exception of the Pro. After a little more than a month, he found greener pastures elsewhere. Most of the pro shop staff is new and they are trying to get customers taken care of quickly. Go in and introduce yourselves and check out the new inventory. Thank you to Diane Burr, Tallia Booker, Heather Bigelow, Carol Woodward, Donna Thompson, and Ben Whalen for getting Golf Genius up and running without a Pro.

Through May 17th, 2022 compared to May 17th 2021, we are up pretty much across the board. Golf income is up \$24,494.00, Greens fee income up \$1,196.00, total rounds up 177, along with cart income, seasonal recreation passes up \$15,406.00, punch cards up \$2,600, and annual trail fees up \$1,460.00.

After looking things over, with what works and what does not, we would like to change up the fee schedule for 2022 a bit. First item would be to eliminate the \$2 discount for the second rider for customers using our cart fleet. With costs of fuel and batteries on the rise and added items for the pro shop staff to take care of, we would like to remove this discount. This makes it \$14.00 per butt using our carts. Along with this, if a customer wants to ride alone without a passenger it will be \$16.00. These prices also will also be used for folks who are just roaming the course as a spectator.

Item #2: We would like to go forward with adding a \$3.00 irrigation surcharge to non-member green fees. With lack of snow and drought conditions across the west, we would use these additional funds for the following; upgrade the pump in the Cedar Creek Well house and purchase a floating pump for the pond on #8 at Aspen Hills. This should cover us in case the water from Green Canyon is limited so we still have the ability to irrigate the Aspen Hills and Cedar Creek golf courses. At this time I make a motion to change the existing 2022 SVRA Fee Schedule in order to accomplish the items talked about.

- Director Toolson made a motion to approve revised Fee Schedule.
Secretary Earl seconded the motion.
Motion passed unanimously.

We are also doing another golf cart raffle. The new ICON golf cart is in the pro shop now and we will be selling tickets beginning tomorrow morning after I get my poop in a group!

Finally, I would like to send out our thoughts and prayers to Jeff Earl, our resident concrete guy with hopes he gets better real soon.

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

The Architectural Control Committee has reviewed and approved 16 permits since the April 21, 2022 Board meeting:

- 7 New Homes with attached Garages
- 1 New Home with a detached Garage
- 1 New Deck
- 1 Concrete Patio
- 2 Repainting of home exteriors
- 2 Fences
- 2 Front yard landscaping

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

We have updated our Assessment Operating Policy to reflect the judgement of the lawsuit. The formula that we use is still the same as it has always been. The only difference is that now each Assessment is based on the basis as stated in each individual set of DCC&R's.

Treasurer D'Souza asked a motion be made to approve revised Assessment Operating Policy.

- Vice Chairman Thacker made a motion to approve revised Assessment Operating Policy.
Director Toolson seconded the motion.
Motion passed unanimously.

The second policy update is we are going to increase the transfer fee from \$500 to \$750 beginning June 15th of this year.

- Treasurer D'Souza made a motion to approve revised Transfer Fee Policy.
Secretary Earl seconded the motion.
Motion passed unanimously.

Election Committee Report: Secretary Earl gave the following report:

The election envelopes were put together on Monday May 16th, stuffed by our election committee, and mailed out on Wednesday May 18th. We have four candidates running this year. Our candidates are Tony Viollis, Chuck Endres, George Toolson, and Mike Wardle. Good luck to all of the candidates that are running and I encourage all of you to get out and vote.

2022 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 4 candidates for 2 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...

- Thursday, June 16th Membership in good standing will be verified by office staff. Membership roster closes.
- Wednesday, June 22nd all proxies obtained by candidates will be verified.
- Friday, June 24th 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 25th 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. 2022 Assessment paid stickers and membership card with photo will be required for admission.

The Board has again approved free golf, swim and tennis Friday, Saturday and Sunday (June 24-26) for all members in good standing. You must show your membership card with photo & valid 2022 Assessment paid sticker to be eligible for free recreation during Property Owners Weekend and other member discounts throughout the year.

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

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

Assessments: Assessment Status for 2021 and earlier: 1979 Lots (98.16%) paid in full.
2022 Assessment Status: 1823 Lots (90.43%) paid in full.

Business Activities: An overview of SVRA Financials finds the April YTD Gross Profit 3.8% above budgeted levels and Total Expense 9.5% below budget resulting in year-to-date Net ordinary income prior to depreciation at 19.5% (\$80,079.21) better than budgeted levels. The YTD cash assets (4/30/2022 Balance Sheet) Total \$1,256,866.71. 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 April Board meeting.

DCC&R Compliance: We continue to work with our attorney and member on the one long term violation. We have one new violation that has received a friendly reminder to come into compliance.

Swimming Lessons: Barb Klein will again be providing swimming lessons this summer at Cedar Creek Pool. Sign-ups began on May 11th. I checked this afternoon and there were still MANY openings available. A big thanks to Barb and the other instructors, this is such a great service to the members and valley.

Annual Audit: Phil Tippetts with DeCoria and Company are almost done 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.

Upcoming Events/Activities: Our first community garage sale will be held June 11th. Call the office to get your home on the map.

The annual Independence Day Celebration will be held on July 4th. As always, we are looking for volunteers. We need over 100 volunteers for this great event to happen. To volunteer contact the SVRA office or Paulette Black.

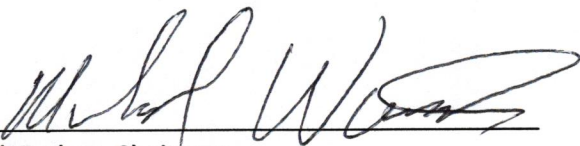
Old Business: None stated

New Business: None stated

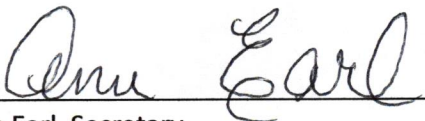
For the Good of the Order: Ron Thacker asked the Board to consider not banning non-golfers from the courses. The Board informed Mr. Thacker they had decided not to but to possibly put out emails asking members to stay off the course during business hours and clean up after themselves and their animals.

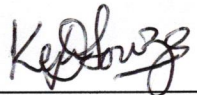
Adjournment:

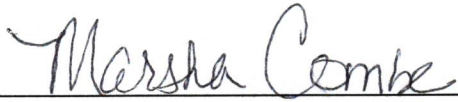
- Secretary Earl made a motion to adjourn.
Director Toolson seconded the motion.
Motion passed unanimously at 7:28 P.M.

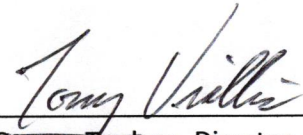

~~Chuck Endres, Chairman~~
Mike Wardle



Carolyn Thacker, Vice Chairman


Ann Earl, Secretary


Ken D'Souza, Treasurer


Marsha Combe, Director


~~George Toolson, Director~~
Tony Viollis


Paulette Black, Director