

**Star Valley Ranch Association**  
**2022 Annual Membership Meeting**  
**JUNE 25, 2022**  
**The Cedar Creek Center - 1800 Cedar Creek Drive**

**In Attendance:**

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

**I. The 2022 Annual Meeting was called to order at 8:00 A.M. by Chairman Endres.**

**II. Pledge of Allegiance**

The Presentation of the colors was presented by the VFW. The Pledge of Allegiance was said by all members present.

**III. Reading of Official Notice:** Secretary Earl read the following:

Notice is hereby given that the Annual Membership Meeting of the Star Valley Ranch Association, Inc., a Non-Profit Corporation, of Star Valley Ranch, Lincoln County, Wyoming, will be held at 8:00 A.M. on Saturday, June 25, 2022 at Star Valley Ranch in the Assembly Hall on the main level in the Cedar Creek Center. On the agenda today is the election of 2 directors for 3 year terms.

**IV. Opening Remarks:** Chairman Endres made the following remarks:

We have had a good year. We have taken down the Aspen Hills building. Future plans for up there are still being decided. We have done a lot of beautification. We continue to do maintenance on our new building.

This weekend is Property Owners weekend. We have the election, golf tournament, executive organizational meeting to welcome the new directors, then we will have a bbq starting at 6 P.M. with a dance after. The pool is open for members only this weekend.

**V. Review of 2020 Financial Audit:** DeCoria and Company's Senior Auditor, Phil Tippetts, reported the following:

We have audited the financial statements of the Star Valley Ranch Association (a nonprofit organization), as of December 31<sup>st</sup> 2021 and 2020. In our opinion the financial statements referred to above represent fairly in all material aspects of the financial position of Star Valley Ranch as of December 31<sup>st</sup> 2021. Our responsibility is to express our opinions based on our findings of these audits. We found that SVRA keeps a consistent and healthy financial position.

As an auditor I have two separate things that I have to consider. I have Tallia who runs the day to day operations then I have the Board that sets policy and is the checks and balances to this organization. The manager is responsible for the preparation and fair presentation of the financial statements. This

means that if Tallia is doing her job you can count on these financial statements to be correct. Everything that we found shows that she is doing an awesome job.

**VI. Report of the Number in Attendance:** Election Committee Chairperson Carol Woodward reported we have exceeded the quorum requirement.

**VII. Reading of Minutes of June 26, 2021 Annual Meeting and approval of same:**

- Member, Chris Combe made a motion to accept the meeting minutes from the 2021 Annual Meeting as they were written and distributed.  
Member, Mike Wardle seconded the motion.  
Motion passed unanimously.

**VIII. Reports of Standing Committees:**

**Chairmans Report:** Chairman Endres gave the following report:

The election has basically dominated the news this month. We would like all the candidates to remove all of their signs as quickly as they can.

We currently have an adopt a hole program going on where members can pick a hole and clean it up. We encourage everyone to participate in this program.

We would like to thank the Men's Association for volunteering their time to plant sod on #3 and #5 of Cedar Creek. Without our volunteers a lot of things around the Ranch would not get done. We have a very good volunteer program.

We would like to thank Anne Simmons for planting all the flowers around the barn.

A few of our guys went through the beverage cart that we own and got it fixed up.

**Golf and Greens Committee:** Director Toolson gave the following report:

One year ago I sat here and reported outstanding numbers for the 2019/2020 season for a 12 month period. I also asked everyone to pray for rain because it was exceptionally dry. We had dry weather so everyone was playing golf. This past year is not as good as 2019/2020 to this point. I believe this to be partially because winter did not want to give up this year and we don't have many ducks lined up to go play golf. The following figures are for June 24th, 2020 to June 23rd, 2021 compared to June 24th 2021 to June 23rd 2022. 20/21 golf income was recorded at \$732,372.03 compared to \$750,794.91, up \$18,422.88 for the past 12 months. Golf course maintenance and Pro Shop expenses are also up \$42,145.43 for the past 12 months. Green fee income is down by \$7,280.83 for 21/22, cart income is also down by \$11,953.77, merchandise income is up \$14,313.05, season passes are up \$22,641.00, punch cards are up \$3,802.73, annual trail fees are down \$2,280.00. Total Rounds are down 805 rounds for 2021/2022 time frame.

So far this year we have not been lacking water from Green Canyon or Mother Nature. We are looking into a replacement pump for the Cedar Creek pump house along with a floating pump for

Aspen Hills pond on #8. In case of drought conditions later on, we want to be prepared so we can keep putting water on both golf courses. We are looking at replacing cart path from #15 tee box of Cedar Creek course to #16 tee.

Recently the golf course maintenance crew along with a whole bunch of volunteers placed sod on the new tee boxes of #3 and #5 at Cedar Creek.

Ladies Golf Association is in full swing on Tuesdays and Thursdays with the Men's association playing on Mondays and Wednesdays. Information is available from Pro Shop staff if you would like to join in. Golf tournaments already in the books for this year include; Star Valley Health, Wildland Firefighters and the 12th Annual Mixed Moose. Upcoming tournaments include; Property Owners Tournament (30 minutes after this meeting concludes), Member/Guest, Rhinestone, Member/Member, Sponsor Scramble, Thayne Senior Center, and Mens and Ladies Club Championships. A big "Thank You" to Tallia and her administrative staff, Kurt and golf course maintenance crew and the Pro Shop staff. A special "Thank You" goes out to Carol Woodward and Donna Thompson for tackling "Golf Genius" and volunteering many hours setting up ladies/mens events and tournaments. Which brings me to the final point, we are still looking for a new "Pro", keep your eyes and ears open and if you know of someone, send them our way.

**House and Entertainment:** Director Black gave the following report:

Star Valley Ranch Association has sponsored many successful activities this past year even with Covid precautions.

June 2021, Property Owner's weekend was a highlight of the summer with many members taking advantage of the free swim and golf for members on that weekend. The Sat BBQ Potluck of Property Owner's weekend was well attended. There were "movies in the park" with free popcorn scheduled last summer but unfortunately, due to weather, were cancelled or postponed.

July 4<sup>th</sup> 2021 was another popular event sponsored by SVRA with a flag raising ceremony, pancake breakfast, races for youth and a carnival. There was a great turnout from the community and we look forward to another fun July 4th celebration coming up next week for 2022.

1. July 16th 2021, SVRA sponsored Kip Attaway which proved to be a very entertaining evening.
2. SVRA sponsored garage sales were well attended last June & August 2021 and continue to be very popular. On average, we have approximately 25 homes that sign up to have garage sales. Last year there was a pulled pork BBQ potluck on August 21st, the evening of the August garage sale, with a dance at 7:00 P.M.
3. October 30, 2021 SVRA hosted a Trunk or Treat and the very popular Haunted Barn. The event was very well attended by the community. We had many comments on how amazing the barn was decorated, thanks to our SVRA staff. There was also a "friendly" haunted

house for younger children.

4. During the winter of 2021 – 2022, SVRA opened up the popular ice rink and we groomed trails for cross country skiers. We also worked to make snowmobiling on the ranch a better experience.
5. April 16th, 2022, we sponsored an Easter Egg Hunt with about 1500 filled eggs. Attendance was much better than the year before and children left with lots of goodies. During fall 2021, a survey was sent to members asking for feedback on what community activities you enjoy the most and we asked for your suggestions. We continue to try and provide activities you want and enjoy.

Just a quick overview of upcoming events for 2022:

- a. Friday, July 1st Movie in the Park “Lilo & Stitch” at dusk
- b. Monday, July 4th – Independence Day Celebration - Flag Raising, Pancake Breakfast, youth races, carnival and much more
- c. Friday, July 29th- Movie in the Park
- d. August 20th – Community Garage Sale
- e. September 10th- Chili Cook off and Dance
- f. September 17th – Craft Fair in the Barn
- g. October 31- Trunk or Treat and Haunted Barn
- h. December 10th – Santa on the Ranch

A special thank you to our SVRA staff and community volunteers who help to make these events successful!! You are appreciated.

**Finance and Legal Committee:** Treasurer D’Souza gave the following report:

**Legal update:**

On November 18, 2021, the Lincoln County District Court issued its final decision in Civil Action suit filed against the Star Valley Ranch Association by Plaintiffs Kittleson and Daley. Based on prior rulings, the Court declined to entertain the Plaintiffs’ previous challenge to the Member Center or its funding. In its final order, the Court also ruled: (1) Plaintiffs are not entitled to any “damages;” (2) “the public shall be permitted to continue to use the amenities subject to the Association’s imposition of reasonable use fees;” (3) Plaintiffs’ theories regarding annual assessment overcharges are contrary to the Covenants; and (4) notwithstanding the failure of Plaintiffs’ claims as alleged, “[t]he Association must levy annual assessments that do not exceed the calculated maximum annual assessment for each set of Covenants” as interpreted by the Court.

**Restructuring of Annual Assessments:**

For several years, the Star Valley Ranch Association has levied a uniform annual assessment which has seen modest increases each year based upon the prior year’s assessment plus an annual inflation adjustment—i.e., annual rises to the Consumer Price Index (or CPI). But the Lincoln County

District Court has concluded that this methodology is inconsistent with our Covenants. The Court has determined that our assessments cannot be set simply based upon the prior year's assessment (plus inflation) but instead must be calibrated from the "base maximums" dating back to the different years in which the various covenant sets were recorded. Because there are seven different versions of these "base maximums" and/or base starting years contained within Article VI, Section 3(a) of the eleven (11) sets of Star Valley Ranch covenants, the Court has determined that the Association "must recalibrate its annual assessment module" and "assess annual [assessments] in accordance with the strict maximums calculated for each phase of Covenants."

The Association Board has retained an actuarial expert to calculate the maximum annual assessment amounts allowed in each plat of the Star Valley Ranch for 2022 consistent with the Court's ruling. The Court has made it clear that our annual assessments to owners within a given plat cannot exceed the maximum amount allowed in that particular plat as determined by the formula supplied by the Court. That said, the Court's ruling does not require us to assess every plat at the maximum amount allowed for that plat.

Given the ground rules established by the Court, our assessments for the year 2022 were quite different than in years past. The Board concluded that, at least for 2022, it is important that we maintain the historic revenue level generated by our recent assessments. To accomplish this, the Board established assessments within each plat that (i) do not exceed the maximum amount allowed for a particular plat, and (ii) are as low as possible to maintain our historic revenues from assessments. The unfortunate upshot to that was some homeowners were assessed a higher amount depending on the specific language of the covenants recorded against their plat. We updated our annual assessment operating policy to reflect this change.

#### **Finance Report:**

The 2021 reconciliation of the budget highlighted legal expense of \$68,296 for the Kittleson/Dailey lawsuit. There were unbudgeted expenses of \$27,016 from the operating account for blinds and gutters/heat tape. We also had unbudgeted expenses of \$31,031 for various capital improvements (Railing, copy machine and landscaping). We had the A-frame demo done at a cost of \$60,937 (DEQ requirements forced the cost to be higher than anticipated). We were still able to transfer \$216,284 to the operating budget for 2022. To date our net income is 17% better than budget.

**Architectural Control Committee:** Vice Chairman Thacker gave the following report:  
Welcome to the Star Valley Ranch Association Annual Membership meeting

I am giving a report on the permits that the Architectural Control Committee have received and approved since the last Annual Membership meeting held June 26, 2021.

32 New homes with attached garages  
8 Detached garages  
1 Carport  
12 Fences

12 Front yard landscaping  
7 Decks or deck extensions

We have also approved 24 miscellaneous permits, for a total of 96 permits. It has been a very active year. I want to thank Mike Wardle for his help with the Architectural Control Committee. He has always been prompt in reviewing all the applications.

**X. Introduction of candidates of the Board of Directors:** Chairman Endres stated this year he is running for re-election as well as George Toolson. The new candidates this year are Mike Wardle and Tony Viollis.

**XI. Announcements:** Chairman Endres announced the following: Officially polls will close 30 minutes after the adjournment of this meeting. This afternoon there will be an executive organizational meeting at 4:30. The financials will be available on the website if you would like to review those. The Property Owners golf tournament will begin 30 minutes after this meeting.

**XI. Adjournment:**

- Member, Mike Black made a motion to adjourn the 2022 Annual Membership Meeting. Member, Ron Denney seconded the motion. Motion passed unanimously at 8:30 A.M.