Board of Directors Meeting
July 21, 2022
7:00 P.M.
Cedar Creek Center and Zoom Meeting

Mike Wardle: Chairman - Present
Carolyn Thacker: Vice Chairman – Present
Ken D'Souza: Treasurer – Present
Ann Earl: Secretary – Present
Tony Viollis: Director – Present
Marsha Combe: Director – Present
Paulette Black: Director – Present

Call to order: Chairman Wardle called the meeting to order at 7:00 P.M. and called for the Pledge of Allegiance.

Adopt the Agenda:

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

Approval of Minutes for May 19, 2022 Board Meeting:

- Vice Chairman Thacker made a motion to approve the May 2022 Board Meeting minutes as written.
  Director Black seconded the motion.
  Motion passed unanimously.

Approval of Minutes for June 25, 2022 Organization Meeting:

- Secretary Earl made a motion to approve the June 2022 Organization Meeting minutes as written.
  Vice Chairman Thacker seconded the motion.
  Motion passed unanimously.

Standing Special Committee Reports:

Golf & Greens Report: Director Combe gave the following report:
We have had a couple tournaments since last month including our Property Owners and our Member/Guest. Both were a huge success even without a Pro. We have had several volunteers that helped run the tournaments. Donna Thompson, Diane Burr, and Carol Woodward, to name just a few, have helped tremendously with Golf Genius. I have learned a little about the online program and trust me when I say it is much harder than most people think.

Golf Income is up, but Golf Expenses are up too. One thing to note, while rounds are up greens fees and cart rental income is down. We are processing our major tournaments a little different this year. Instead of processing greens fees,

all rounds are comped and more event credits are paid out. Once all the tournaments are over the remaining tournament income will go directly to green fees.

We are still trying to find a Pro and hope that happens sooner than later.

We have Jeff Earl starting to tear up the cart path on #16 and hopefully will have a new one soon. We are glad Jeff is able to do it, since he has had some medical issues recently.

Utility Report: Director Viollis gave the following report:
On Thursday, July 28th the Board of Directors will be going to Green Canyon with Kurt Richmond, our Golf Course Superintendent, to view the condition of the water pipes.

Architectural Control Report: Vice Chairman Thacker gave the following report:
The Architectural Control Committee has reviewed and approved 17 permits since the Annual Board meeting held June 25, 2022:
5 New homes w/attached garages
2 Detached garages
3 Drive ways asphalted
2 Deck & Deck extensions
1 Deck with roof over the deck & stairs
1 New roof using different materials
1 Exterior house painting
2 Front yard landscaping

House & Entertainment Report: Director Black gave the following report:
Since our last Board meeting in June, SVRA sponsored a successful Independence Day Celebration with record attendance. Attendance at this event seems to increase in popularity every year. We want to give a special thank you to the SVRA staff and the member volunteers who donated hours to help make this a wonderful community event.

Friday, July 29th, there will be a movie in the park showing Luca! Bring the family and enjoy a fun evening together. Free popcorn provided.

Mark your calendars for Saturday, August 20th -the SVRA Community Garage Sale starting at 9:00 A.M.
Please contact the SVRA office if you are planning to have a garage sale so that we can put you on the list. We encourage everyone to go out and find a treasure.

Another upcoming event is the Chili Cook-Off & Dance scheduled for Saturday, September 10th. Find your favorite chili recipe and join the fun. You can sign up at the SVRA office.

I also want to mention the upcoming SVRA craft fair on Saturday, September 17th! Sign up at the SVRA office if you would like a booth. We have not had a Craft Fair for several years and there is a lot of excitement to bring it back.

We welcome your comments and suggestions. We are here to plan events that all of our members will enjoy. Communication is important and we want to hear from you.

General Managers Report: General Manager Booker gave the following report:
Account Statements: All bank accounts have been reconciled for May and June 2022 without discrepancy.

Assessments:
Assessment Status for 2021 and earlier: 1982 Lots (98.31%) paid in full.
2022 Assessment Status: 1878 Lots (93.15%) paid in full.

Business Activities: An overview of SVRA Financials finds the June YTD Gross Profit .7% above budgeted levels and Total Expense 4.7% below budget resulting in year-to-date Net ordinary income prior to depreciation at 9.9% ($80,079.21) better than budgeted levels. The YTD cash assets (6/30/2022 Balance Sheet) Total $1,291,427.11. 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 $136,909.08. Capital Campaign Funds spent to date total $113,978.05; leaving a balance of $22,931.04. We have spent $133.00 since the May Board meeting.

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

Swimming Lessons: Barb Klein will finish up swimming lessons for the summer at Cedar Creek Pool on July 29th. A total of 386 received swim lessons this summer. A big thanks to Barb and the other instructors, this is such a great service to the members and valley.

4th of July: The annual Independence Day Celebration as a HUGE success.
Nearly 3,000 prizes were won by the many children.
We served 60 lbs of pancake mix, 475 sausage patties, over 350 hamburgers, over 150 hot dogs, just to name a bit.

I would like to again thank all of those that make the events at Star Valley Ranch Association possible. This year to date we have had approximately 150 members and non-members come out and help make all of the events that come out and help make all of the events that we all enjoy possible. A special thanks to the SVRA staff including, Sierra Principe, Ernie and Heather Bigelow (and their family & friends), Kurt & Chloe Richmond, and all of their staff, for jumping in and offering to help and volunteer their time. We have an amazing group of people here at SVRA.

Old Business: None stated

New Business: None stated

For the Good of the Order:
Member, Katie Toolson asked about the blue house on Eastwood Way. Vice Chairman Thacker explained that the paint chip looked a lot darker but they did paint it the approved color.

Ms. Toolson asked about any future plans for the flex room. Chairman Wardle informed Ms. Toolson that the Board is in the process of reviewing equipment, floor mats, and a new entry door with a key fob to make this room a gym.

Ms. Toolson asked about any plans for the lower deck of the Cedar Creek Center. General Manager Booker informed Ms. Toolson that we have tables and chairs we will be putting out for our members.

Deborah Larsen, President of the Mountain View Pickleball Club, asked the Board about reserving the pickleball courts one night a week to do a free class for our members. The Board said they would discuss and get back to her.

Adjournment:

- Secretary Earl made a motion to adjourn.
  Director Combe seconded the motion.
  Motion passed unanimously at 7:31 P.M.

Mike Wardle, Chairman

Carolyn Thacker, Vice Chairman

Ann Earl, Secretary

Ken D'Souza, Treasurer

Marsha Combe, Director

Tony Viollis, Director

Paulette Black, Director