



Board of Directors Meeting

August 18, 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 – Absent

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

Chairman Wardle recognized Town of Star Valley Ranch Councilmen Ron Denney, and Don Baillie.

**Adopt the Agenda:**

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

**Approval of Minutes for July 21, 2022 Board Meeting:**

- Vice Chairman Thacker made a motion to approve the July 2022 Board Meeting minutes as written.  
Treasurer D'Souza seconded the motion.  
Motion passed unanimously.

**Standing Special Committee Reports:**

**Chairman's Report:** Chairman Wardle gave the following report:

The pickleball club made a request to the board to have one week night reserved for an hour. This is to offer free lessons to any member that may want to learn to play pickleball. The Board has agreed they can have any day of week except Friday, Saturday, and Sunday. They can include this with their charter club renewal for 2023.

**Golf & Greens Report:** Director Combe gave the following report:

The golf season here at Star Valley Ranch is in full swing with another great year, which is amazing, since we have not had a Pro all summer. The following numbers are based on January 1st thru August 15, 2022 compared to the same dates in 2021. Golf income is only up \$6,587.23 from a year ago, and golf expenses including Pro-Shop and Golf Course Maintenance are up \$38,278.55. Green fees income is down \$17,832.45, which a good portion was due to the way we are processing our Major Tournaments fees. And although the daily greens are down the punch cards are up just over \$15,000 nearly making up the difference.

We just finished five big tournaments in the last couple weeks, which were a huge success. The Sponsor Tournament, the Rhinestone Ladies Invitational, our Annual Member/Member Tournament, the Thayne Senior Center Tournament and our SVRA Men's Club Championship Tournament, which all of these were accomplished through the incredible job of Tallia, her staff and several volunteers. Donna Thompson, Carol Woodward, and Diane Burr have all learned the Golf Genius system, which is not an easy program and they have done a fabulous job!!

We just had the 89 students on the course today for a High School Tournament. I have had more compliments this summer of how this course is in fantastic shape and it is all due to our Superintendent Kurt Richmond and his amazing staff.

Jeff Earl is working on the new cart path on hole #16 on Cedar Creek. It's going to take a while before it is completed as it goes from the approach at the end of #15 and down to the ladies tee box on #16. This will take several pours to complete, so please be patient with our incredible worker!

I have had questions and complaints as to why we have closed the Pro Shop at Cedar at 6:00 P.M. and Aspen at 5:00 P.M. This decision was made due to staffing issues and to ensure we can get the carts back in and cleaned before dark. We were seeing them coming in way too late. Incidentally we are only doing this 10 days earlier than we have in past years.

I would like to clarify the issue I have been asked about trail fees on private carts. If you have a Gold or Platinum trail fee that is for the cart. Daily trail fee are per seat, so even in a personal cart you pay the discounted 2 rider fee. This income goes toward the wear and tear on our cart paths, so we can have nice ones versus the horrible ones we are replacing!

We have a few more tournaments to round out the season, which will be Simplot, Ladies Club Championship and the men and women's Nuts and Bolts.

I saved the best news for last. We have hired a Pro by the name of Alan McJunkin and he will be here around the 15th of September. He has 24 years of experience as a Pro in the Mesa, AZ area and is from this area, so is familiar with our little slice of paradise. It has been an interesting, sometimes extremely frustrating season without a Pro, but I am very proud of this community and how they all work together to make things happen. I want to thank everyone for an incredible season!

Member, Dale Hoyt voiced concerns about Tee Sheet management and Aspen Hills closing at 5 P.M. on Thursdays blocking out the Working Man's League. The Board advised that when the new Pro arrives we will be able to better manage the Tee Sheet and reiterated Director Combes previous comments about why Aspen Hills is closing at 5.

Member, Ken Best also voiced concerns about the Golf Calendar not listing every Tournament.

Member, Katie Toolson voiced concerns about Aspen Hills closing at 5 P.M. and the Working Man's League.

**Utility Report:** Vice Chairman Thacker gave the following report:

On July 28th, Kurt Richmond, Tallia Booker, and three Board members took a ride up Green Canyon to look at what repairs and changes need to be made to the Green Canyon pipe line that supplies water to the Golf courses. It was a very informative tour of the area and we have somewhat of a plan in place for the repairs.

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

The Architectural Control Committee has reviewed and approved 5 permits since the July 21, 2022 Board of Directors meeting:

- 3 New homes w/attached garages
- 1 Deck replacement
- 1 Driveway & sidewalk

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

Last month we had a very successful Movie in the Park where we played Lilo and Stitch. We had close to 100 people in attendance!

We are having a garage sale this weekend 08/20 so go out and find yourself a treasure.

On September 10th we will be having a chili cook-off. In order to do this we need people to sign up to cook the chili.

Please contact the SVRA offices to sign up.

September 17th we are having a craft fair in the SVRA Barn.

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

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

**Assessments:**

Assessment Status for 2021 and earlier: 1984 Lots (98.41%) paid in full.

2022 Assessment Status: 1895 Lots (94.0%) paid in full.

**Business Activities:** An overview of SVRA Financials finds the July YTD Gross Profit 1.1% above budgeted levels and Total Expense 3.6% below budget resulting in year-to-date Net ordinary income prior to depreciation at 9.0% (\$48,382.97) better than budgeted levels. The YTD cash assets (7/31/2022 Balance Sheet) Total \$1,291,044.62. 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 \$115,445.95; leaving a balance of \$21,463.14. We have spent \$1,467.90 since the July Board meeting.

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

**Swimming Pool:** The pool will remain open for open swim from noon until 6 P.M. 7 days/week through August 22<sup>nd</sup>. Then the pool will be closed, except for morning adult swim, Monday through Friday, open Saturday and Sunday 12 P.M. – 6 P.M. August 28, 29 and September 4, 5, & 6<sup>th</sup>. The pool will be closed for the season starting September 7<sup>th</sup>.

Barb Klein and her instructors had a total of 386 children participate in swimming lessons this year, which is 33 MORE students than last year. A huge Thank You to Barb!!

We have had a great staff at the pool again this year. Robyn Klein has done a great job managing the pool staff this year. To date the lifeguards have 7 saves. In approximately 80 days we have been open this year, we have hit capacity 24 days (30%). The lifeguards keep a call back list for the pool when it is at capacity. We are generally able to get everyone in the pool the day they want, sometimes just a little later than planned. The pool is always extra busy. We have the best pool in Star Valley, thanks to Ernie and his incredible staff.

**Golf:** The courses are in great shape. Kurt and his staff have again outdone themselves. Work on the #16 cart path is underway and should be completed soon.

The Pro Shop staff has done an amazing job, jumping in and doing anything asked of them, during this difficult season. A big Thank You to Carol Woodward, Donna Thompson, & Diane Burr for running Golf Genius this year. The Pro Shop still has merchandise. Get out and enjoy YOUR courses!

Lastly, the Board budgeted in 2022 to convert the Flex room into a workout room. We are moving forward on that. I just got the okay today from the insurance company and am planning on purchasing equipment tomorrow.

**Old Business:**

Member, Ken Best asked what the long term DCC&R violation was. General Manager Booker explained that there is a gentleman who is currently living in his mother's home who has a lot of stuff all over his property including trailers and broken down vehicles. He has informed our attorney that he is cleaning up the property to list it for sale.

Mr. Best and Ruzena Rok also mentioned that they understood, according to our DCC&R's, VRBO's and Airbnb's were not permitted on the Ranch. The Board informed Mr. Best and Ms. Rok that that is not the case. All our DCC&R's say is you cannot run a business on the Ranch, however we have spoken to lawyers and they informed us they are not running the business on the Ranch this is just the product of their business.

Mr. Best asked about the bridge that is closed on Middle Branch. He had been informed by the Town that the bridge was the Associations private property. Town Councilman Ron Denney, informed Mr. Best that the land underneath the bridge is the Associations property however the Town does own the roads. Mr. Denney informed Mr. Best of the Town's plans for the bridge.

**New Business:**

Member, Katie Toolson informed the Board that The Grill will be closing for the season starting Monday, August 22<sup>nd</sup>.

**For the Good of the Order:**

Chairman Wardle informed the audience of a rumor that the Board had decided to terminate an agreement between Katie's restaurant and the Pro Shop. We did not. Katie terminated that in an email to the Board of Directors on August 4<sup>th</sup>. We intended to honor that agreement until the end of the season. That agreement was that Katie gave our employees on shift a 50% discount for their lunch. In return her employees got a 30% discount in the Pro Shop, as well as free golf and swim for themselves and a guest. The Board did not take away those benefits and we would like to put an end to the rumors.

Member, Katie Toolson confirmed it was her that terminated the agreement. Ms. Toolson informed the Board that her employees know she was the one that terminated the agreement and she does not know how the rumors have been started. Ms. Toolson would like to keep everything strictly by what is in the lease.

Director, Combe mentioned to the audience that she keeps hearing negative comments about General Manager Booker. She clarified that Tallia reports to the Board. The Board does not manage the day-to-day operations therefore when people are unhappy with her decisions it's usually because they have been held accountable for the infractions. I am very happy with the job that Tallia is doing. I just wanted to publically thank her and let her know that we don't know what we would do without her.

Member, Deborah Larson gave the Board names for contractors to resurface the Tennis courts.

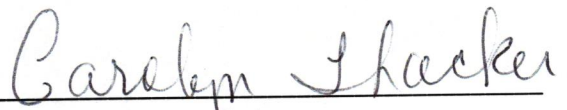
Member, Donna Thompson encouraged the audience to remember the positive things about the Ranch and spread positivity.

**Adjournment:**

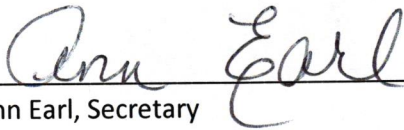
- Secretary Earl made a motion to adjourn.  
Director Combe seconded the motion.  
Motion passed unanimously at 7:44 P.M.



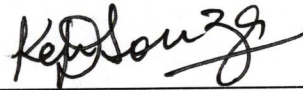
Mike Wardle, Chairman



Carolyn Thacker, Vice Chairman

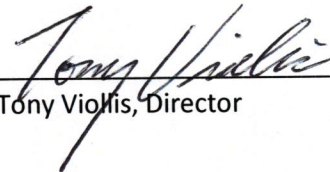


Ann Earl, Secretary

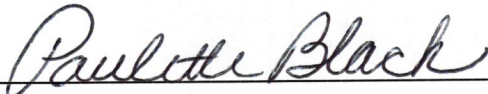


Ken D'Souza, Treasurer

Marsha Combe, Director



Tony Violis, Director



Paulette Black, Director