



Board of Directors Meeting

October 20, 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 –Not Present
Tony Viollis: Director - Present
Marsha Combe: Director – Present via Zoom
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.

Chairman Wardle recognized, candidate for Town Council, Ru Roka and Mike Black, Chairman of the P& Z Board for the Town Council.

Adopt the Agenda:

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

Approval of Minutes for September 15, 2022 Board Meeting:

- Vice Chairman Thacker made a motion to approve the September 15, 2022 Board Meeting minutes as written.
Director Black seconded the motion.
Motion passed unanimously.

Standing & Special Committee Reports:

Golf and Greens Report: Director Combe gave the following report:

The golf season here at Star Valley Ranch has ended with just a few golfers here and there. The following numbers are based on January 1st through October 16, 2022 compared to the same dates in 2021. Golf income is up \$31,750.26. Greens fees income is up \$8,898.22, which is great since we changed the way the SVRA major tournaments were charged this year by not charging for greens fees, which would have added another \$19,800 for a total income of \$28,688.22. Something interesting is that the member rounds were up from 1,714 to 2,999 and non-members were down from 8,360 to 6,435, so more members are playing.

I will have to say it was a very interesting summer! A ton of both staff and volunteers helped to ensure we could have all our yearly tournaments. Overall, I think we did a great job and I want to thank everyone involved. Kurt has been preparing the courses for winter. Aspen closed 10/16 and we have not set a date yet for Cedar, but sounds like there will be lots colder weather next week with a chance of snow! I have heard great feedback on Alan our new Pro and Stephanie his wife, so very excited they are now a part of our SVRA family! Thanks again and already looking forward to a great season in 2023!

Utilities Committee: Vice Chairman Thacker gave the following report:

The Association has budgeted monies to start Green Canyon upgrades. The Association will be using a Hydrologist to help with the planning. We need a plan to present to the Forest Service before we can move forward.

The landscaping of our new Community Center is almost complete. Trees and shrubs have been planted. Mulch will be put around the trees and shrubs to help retain moisture. Pebbles will be placed later. There is an area where flowers will be planted next spring. Take a few minutes to admire the landscaping. We want to thank the many volunteers including Ernie, Tom and the Riverside Greenhouse for this job well done.

How many of you came up and saw our Lego Block wall out here in place of the railroad ties. Those railroad ties will be cut down so it won't be quite as tall as that. There will be another top railing on it. That will look really nice and prevent those old railroad ties from falling down.

Victor Padilla, NRB Chairman, posed a question from the audience; "So you mention the Green Canyon, what are you talking about?"

Chairman Wardle answered, "In Green Canyon the system is tied with the RV park. All of the water goes into what they call a zeroing box. Well the one line that comes in is the old culinary line which the town dedicated back to the Association when they finished Prater Canyon. So all of that water is ours and we are splitting it with the RV park now. So what we want to do is eliminate that metering box and tie directly in to our line that feeds just our irrigation.

Victor Padilla responded, "Thank you."

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

It's been a real slow month for the The Architectural Control Committee, we've only approved, 4 permits, 3 homes with attached garages and 1 fence for a dog run since. It has really slowed down which is typical for this time of the year.

Chairman Wardle proposed a discussion regarding a variance on Plat 2 Lot 053. Contractor, Dave Allred explains that the home is a modern design with single sloped roofs. Garage slopes in one direction with garage sloping in another, along with the shop having it's own slope. The back door of the home is actually in the front, there is no way to attach the garage to architecturally make it look good with the different sloped roofs. There are 3-foot overhangs all the way around the structure. Association General Manager, Booker offered to bring the house plans to the meeting which was agreed upon by Chairman Wardle. The topic was tabled as the plans were being retrieved and Chairman Wardle advanced to House and Entertainment.

H&E: Director Black and Viollis gave the following report:

Since our last meeting we had a Craft Fair here on the ranch which we hadn't had for many years. We had hourly raffle drawings and everyone had a good time. We appreciate Shauna Crittenden and all of the vendors and volunteers who came and helped us setup and take down. We are looking forward to another one next fall. We are going to do it a week earlier, hoping for warmer weather.

Upcoming events for this month are the annual Trunk or Treat on Monday, October 31st starting at 6:00p.m. There will be prizes for the best decorated trunk and a prize for the best decorated pumpkin. So bring your carved or decorated pumpkins to the Trunk or Treat. We will not have our regular haunted house due to staffing changes this year, but next year we will have it.

Director Viollis presented that on December 10th a Christmas activity for children will take place in the Banquet Hall with a movie and visit from Santa and Mrs. Clause.

Variance for Plat 2 Lot 053: Chairman Wardle proposed to circle back to the discussion of the variance and invites all to come to the table to view the architectural plans for the home and garages. Contractor, David Allred explains that the lot is sloped and in order to have everything attached, all buildings would need to be on the same plane and dig into the mountain more. The lot is identified as 391 Aspen Way. Contractor Allred walks Vice Chairman Thacker through the placement of the buildings on the lot and states that a connecting breezeway would not be architecturally pleasing. Vice Chairman Thacker explains that the ordinance states that each home can have 1 attached garage and 1 detached structure per the Architectural Control Policy.

Mike Black states from the audience that the plot plan has already been approved through the town P&Z, at the last meeting.

Chairman Wardle made a motion to approve the variance for Plat 2 Lot 053 to allow two detached garages for esthetic purposes.

Treasurer D'Souza seconds the motion.

Motion passed unanimously.

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

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

Assessments:

Assessment Status for 2021 and earlier: 1989 Lots (98.67%) paid in full.

2022 Assessment Status: 1932 Lots (95.83%) paid in full.

Business Activities: An overview of SVRA Financials finds the September YTD Gross Profit .2% above budgeted levels and Total Expense 1.8% below budget resulting in year-to-date Net ordinary income prior to depreciation at 4.5% (\$24,946.28) better than budgeted levels. The YTD cash assets (9/30/2022 Balance Sheet) Total \$1,309,323.93. 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 \$144,109.08. Capital Campaign Funds spent to date total \$119,455.80; leaving a balance of \$24,653.29. We have spent \$4,004.85 since the September Board meeting on landscaping.

DCC&R Compliance: We continue to work with our attorney and member on the one long term violation, and two properties that are required to correct modifications to the property that were not approved.

Budget: The 2023 operating budget preparation is in progress. A draft copy has been sent to the Board for their review and input. The budget will be presented at the Board meeting in November for final Board approval.

Golf: The 2022 season is quickly coming to an end. Aspen Hills' final day of the 2022 season was this past Sunday, October 16th. Cedar Creek is open 10a.m. to 5 p.m. Remember all pro shop event credits must be used before November 1st. Use 'em or lose 'em.

Kurt and his crew are currently getting both courses ready for their winter slumber. They have done an amazing job keeping our courses in phenomenal condition. They deserve a pat on the back for a job well done.

New Staff: I would like to welcome back Keri Sweet. Keri was previously employed by SVRA, as our Member Services Coordinator. In 2019 she needed to leave for personal reasons. When Keri heard that we were again looking for a Member Services Coordinator, she offered to come back. We are so excited to have her back. Today is her first day and

has already hit the ground running. The Association is lucky to have such a friendly, witty, efficient, and more than competent employee here and eager to fill the role. If you haven't met Keri, stop by the office and say Hello.

Misc. Update: The resurfacing of the tennis courts will be done in 2023.

The wall in the parking lot will be completed tomorrow.

We continue to work with a sign company for directional signage around the Ranch.

The exercise room is underway. We will hopefully open next month. The Board is making some final decisions regarding price, rules, etc.... Watch the SVRA Facebook page and email for all updates.

Office Closure: The office will be closed November 11-14, November 23 at noon through November 27, and December 23rd at noon through January 1st.

Treasurer D'Souza questions how many properties that have not paid their assessments have liens against them.

General Manager Booker states that she estimated we are close to 20 and that some have multiple liens.

Chairman Wardle proposes that perhaps it time to begin another round of foreclosures on lots as has been done in the past for people not paying their assessment. He proceeds to explain that the Association then in turn sells the lot to which the proceeds cover the legal expenses and past assessment fees. General Manager Booker adds that the property is sold for fair market value.

Old Business: None stated.

New Business: Audience member, asks to touch upon Disc Golf. Chairman Wardle replies that it was discussed in the Workshop Meeting and the Board is trying to get someone to form a committee and that there is plenty of property on the airstrip. The Board looked at property below the Aspen Tennis Courts but feels that is too great a liability due to flying golf balls. Audience member, Kile Johnson accepts forming the committee and also proposes utilizing Aspen Hills and creating a 9-hole course. Chairman Wardle states the concern is that participants would be in danger of getting hit with flying golf balls. Director Viollis questions the length the course with possible par-3 to which Kile Johnson replied that he is proposing a short course just below the tennis courts. General Manager Booker states that maintenance will be a concern. Kile Johnson then volunteered. The airstrip was then proposed again with the possibility of beginning with only 9-holes and then adding on. Chairman Wardle stated that budget is a consideration and questions if a flat course at the airport is really the best location for the participants. Vice Chairman Thacker proposes the question to Kile Johnson asking if the intended course width would be comparable to the current width of the tennis court. Kile Johnson replies that there would be no play on the golf course unless a player over throws, similarly to a golf ball. Treasurer D'Souza states that The Board may need to revisit this proposal. Chairman Wardle then asks Kile Johnson to draw up a plan. General Manager Booker indicates that the Association needs to connect with our liability carrier regarding the same. Director Black states that a plan in writing needs to be submitted along with what supplies are needed, proposed costs, maintenance, and location so the entire proposal can be brought forth to the insurance to ensure coverage. In addition to the requested report, Director Black also asks for the potential volunteer names. Chairman Wardle asks for the proposal to be submitted by the next Workshop on November 15, 2022. Chairman Wardle states that this Board is committed to moving into more areas than what we currently have and as long as insurance coverage at a reasonable rate can be obtained and to also find out what the liabilities are. Kile Johnson asks about Fox Run to which was indicated as town property. Chairman Wardle advises that a plan would then need to be brought to the town to which audience member, Victor Padilla stated the proposal would need to come to him. Chairman Wardle states that if the site of Fox Run was chosen, it would need to also go before BLM not only the town.

Audience member Victor Padilla states that there is currently a \$1,000 reward for the information regarding who vandalized Fox Run Park.

Chairman Wardle asks for 3 plans to be developed:

Fox Run in conjunction with the town and BLM

Aspen Hills

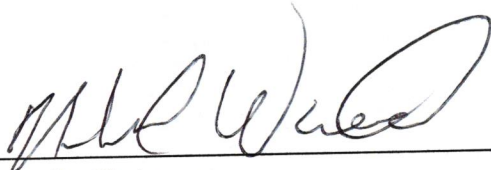
Airstrip

Treasurer D'Souza states that time of use needs to be established to mitigate potential injuries due to time of day/darkness. Chairman Wardle states that like all activities, it would be daylight hours only.

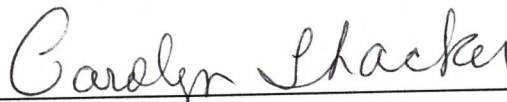
For the Good of the Order: None stated.

Adjournment:

- Director Black made a motion to adjourn the meeting.
Treasurer D'Souza seconds the motion.
Motion passed unanimously.
Meeting adjourned at 7:37 p.m.



Mike Wardle, Chairman

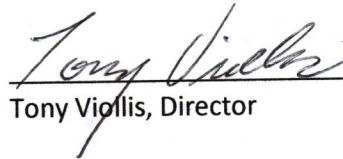


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