



**Board of Directors Meeting**

**December 15, 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 via Zoom  
Ann Earl: Secretary –Present via Zoom  
Tony Viollis: Director - Present  
Paulette Black: Director – Not Present  
Jim Manwill: Director – Not 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 recognizes, Taylor Ellis, Lee Hanson, Don Bailey and Ru Rok.

**Adopt the Agenda:**

- Vice Chairman Thacker made a motion to approve the meeting agenda as written.  
Director Viollis seconded the motion.  
Motion passed unanimously.

**Approval of Minutes for November 17, 2022 Board Meeting:**

- Director Viollis made a motion to approve the November 17, 2022 Board Meeting minutes as written.  
Vice Chairman Thacker seconded the motion.  
Motion passed unanimously.

**Approval of Minutes for December 13, 2022 reorganization meeting:**

- Vice Chairman Thacker made a motion to approve the December 13, 2022 reorganization meeting minutes as written.  
Treasurer D'Souza seconded the motion.  
Motion passed unanimously.

**Standing & Special Committee Reports:**

- Chairman Wardle reported on the results of the reorganization meeting from December 13, 2022. Jim Manwill was invited to join the board. The board voted to leave each member assigned to their current committee and that Jim Manwill will move into the former member's position of Golf and Greens.

**Chairman’s Report:**

- Chairman Wardle announces that a risk assessment company has evaluated the Cedar Creek Center. The results of which will be posted to the SVRA website in its entirety and will update the page when and if repairs are completed.

**House and Entertainment:**

- Director Viollis reported on the success of the Santa on the Ranch gathering that took place on Saturday December 10, 2022 in the Banquet Hall of the Cedar Creek Center. The event drew over 50 children along with their parents/guardians. The children participated in a craft, snacks and a movie prior to a visit from Santa and Mrs. Claus played by Mike and Rocky Boughman. Photographs were taken of each child with Santa and then emailed to the parent/guardian from the association. The nonperishable food donations consisted of two (2) boxes and four (4) bags of items that were donated on behalf of the Boughman family to the Thayne Food Pantry. Director Viollis acknowledged the many staff and volunteers that participated to make this event a success; Heather Bigelow, Keri Sweet, Paulette Black, Patty Judge, Susan Anderson, Mike & Cindy Perretta and Malinda Smith (photographer) and Ernie in Facilities who decorated the exterior of the building.
- Fitness facility will be opening in January.

**Finance and Legal Committee Report:**

- Treasurer D’Souza made a motion to approve the funds transfer in the amount of two thousand five hundred (\$2, 50)0 dollars from the 2022 budget to the 2023 for the tennis and pickleball courts. Chairman seconded the motion. Motion passed unanimously.
- Treasurer D’Souza made a motion for board approval of two appointees to the Finance and Legal Committee; Holly Orten and Laurie Roberts. Secretary Earl seconded the motion. Motion passed unanimously.

**2023 Budget:**

General Manager Booker made the following presentation regarding the 2023 SVRA operating budget:

- The Maximum Annual Assessment is determined using the formula:  
 $(2022 \text{ Maximum Assessment (per DCC\&R base)} \times (\text{CPI index for July, 2022}/\text{CPI index for July, 2021})) = 2023 \text{ Maximum Annual Assessment (per DCC\&R base)}$   
 July 2021 CPI=273.003 July 2022 CPI=296.276  
 $296.276/273.003=1.08524814745$

	Maximum Allowable	2023 Actual Assessment
• Plats 1, 2, 3, 5, 6, 7, 8, & 20	\$581.97	\$581.97
• Plats 12, 13, & 14	\$397.49	\$397.49
• Plats 4, 11, & 22	\$701.82	\$581.97
• Plats 9 & 10	\$418.75	\$418.75

- Plats 15 & 16 \$371.94 \$371.94
- Plats 17 & 18 \$371.96 \$371.96
- Plat 21 \$375.56 \$375.56

- **Association Business**

- Income - \$1,085,618.65
  - Assessment Income - \$965,353.65
  - Income minus Assessment - \$120,265.00
- Expense - \$756,178.33
  - Property Taxes - \$72,000.00
  - Professional Services - \$43,500.00
  - Insurance - \$77,000.00
  - Uncollectable Assessment Allowance - \$38,614.15
  - Committees - \$29,250.00
  - Association Other - \$495,814.18

Association other includes: Payroll, Utilities, Advertising, Dues & Subscriptions, CC Processing, Office Equipment Repairs, Maintenance, Replacement, Postage, & Website

- Cost To Operate not including Assessment Income: \$635,913.33

- **Facilities**

- Income - \$47,550.00  
(Rentals, Swimming Pool, Tennis, Grill Lease, ect...)
- Expense - \$213,074.09  
(Payroll, Janitorial, Facility Maint., Pool Inventory, Utilities)
- Amount Covered By Assessment: \$165,524.09

- **Golf Operations**

- Income - \$875,200.00  
(Pro Shop Sales, Greens Fees, Cart Fees, Tournaments, Recreation Passes & Punch cards)

- Expense - \$782,343.00
  - Pro Shop - \$347,238.00

(Payroll, Inventory, Utilities, Golf Cart Lease, Pro Shop Equipment)

- Golf Course Maintenance - \$435,105.00

(Payroll, Sand, Soil, Fertilizer, Pesticide, Fuels & Lubricants, Irrigation Maint., Utilities, Common Area, Equipment Maint.)

- Amount Covered By Assessment: \$0
  - Net Income - \$92,857.00

- **Other**

- Income - \$500.00
  - Utilities  
(LVE Patronage Check)
- Expense - \$66,090.81
  - FICA, FUTA, Unemployment

**Other 2023 Budgeted Expenses**

- CAPEX - \$122,500.00
  - Green Canyon Improvements - \$50,000.00
  - Golf Cart Path Improvements - \$15,000.00
  - Pool Pump - \$2,500.00
  - Exercise Room/Equipment - \$10,000.00
  - Building Around #7 PRV - \$2,500.00
  - Commercial Carpet Extractor - \$2,500.00
  - Aspen Hills Cart Barn Roof - \$20,000.00
  - Recreation Improvements - \$20,000.00
  
- GCM Equipment Replacement Plan
  - 2023 Annual Fund Addition - \$52,141.00
    - 2023 Annual Fund Expenditure Requirement - \$18,271.00
  
- Future Needs Allocation
  - 2023 Annual Fund Addition - \$18,271.00

**2023 SVRA Fee Schedule**

<b>Greens Fees</b>			
	<b>Member</b>	<b>Non-Member</b>	<b>Junior</b>
<b>Cedar Creek</b>			
18 Holes	\$ 36.00	\$ 50.00	\$ 23.00
9 Holes	\$ 23.00	\$ 30.00	\$ 15.00
<b>Aspen Hills</b>			
18 Holes	\$ 27.00	\$ 35.00	\$ 23.00
9 Holes	\$ 18.00	\$ 25.00	\$ 15.00

<b>Daily Cart Fees (Per Rider)</b>	
<b>Cart Rental</b>	
18 Holes	\$ 15.00
9 Holes	\$ 12.00
<b>Trail Fee</b>	\$ 8.00

<b>Annual Recreation Passes*</b>		
	<b>Member</b>	<b>Non-Member</b>
Platinum-Single**	\$ 1,250.00	\$ 1,750.00
Platinum-Couple**	\$ 2,000.00	\$ 2,500.00
Gold-Single**	\$ 975.00	\$ 1,450.00
Gold-Couple**	\$ 1,615.00	\$ 2,200.00

<b>Annual Golf Passes</b>		
	<b>Member</b>	<b>Non-Member</b>
Aspen Hills	\$ 375.00	\$ 575.00
Junior	\$ 100.00	\$ 110.00
Driving Range	\$ 80.00	\$ 100.00

<b>Annual Trail Fee Passes</b>		
	<b>Member</b>	<b>Non-Member</b>
Trail Fee	\$ 275.00	\$ 300.00
Each Add'l Trail Fee	\$ 110.00	Not Applicable

<b>Punch Cards</b>		
	<b>Member</b>	<b>Non-Member</b>
20-9 Hole Walking	\$ 325.00	Not Applicable
Driving Range (20 Buckets)	\$ 55.00	\$ 75.00
20-9 Hole Cart Rental	\$ 135.00	Not Applicable
20 Rounds Trail Fee (each rider)	\$ 75.00	Not Applicable

\*Ask for Member Recreation Pass Discount - 70+ yrs old. Discount not valid on Non-Member Recreation Passes  
 \*\*Platinum includes golf, swim, trail fee (couples include up to 2 trail fees-non transferable), and unlimited driving range.  
 Gold includes only golf & swim

<b>Swim</b>		
	<b>Member</b>	<b>Non-Member</b>
<b>Daily Swim</b>		
Adults	\$ 4.00	\$ 7.00
Child	\$ 3.00	\$ 5.00
Infants (under 3) - No Charge		
<b>Annual Swim Pass</b>		
Single	\$ 125.00	Not Applicable
Family (up to 5 people)	\$ 275.00	Not Applicable
<b>Swim Punch Card</b>		
20 Punches	\$ 55.00	Not Applicable

<b>Facility Rentals &amp; Other Fees</b>		
	<b>Member</b>	<b>Non-Member</b>
Barn	\$ 300.00	\$ 400.00
Banquet/Multi-Purpose Room	\$ 250.00	\$ 350.00
Pavilion	\$ 50.00	\$ 75.00
Swimming Pool	\$ 100.00	\$ 125.00
Pool & Pavilion Pkg	\$ 125.00	\$ 150.00
Tables	\$ 5.00	Not Applicable
Chairs	\$ 1.00	Not Applicable
Membership Cards	\$ 1.00	Not Applicable
Annual Assessment	Per Plat	Not Applicable
Transfer Fee	\$ 750.00	Not Applicable

## 2023 Assessment Schedule

- Annual Assessment To Be Billed and Mailed January 2-9, 2023
- Delinquent If Not Paid By 02/28/2023
- If Not Paid By 3/31/2023, Interest On Unpaid Balance Commences, retroactive to 3/1/2023
  
- Treasurer D'Souza made a motion to adopt the 2023 budget.  
I move that the Operating Budget, Income (\$2,008,868.65), Expense (\$1,817,686.23), CAPEX Budget (\$122,500.00), Golf Course Equipment Replacement Fund Additions (\$52,141.00), Golf Course Equipment Replacement Fund Expenditures (\$18,271.00), Fee Schedule, and the Proposed Annual Assessments as just reviewed be approved.  
Chairman Wardle seconded the motion.  
Motion passed unanimously.
  
- Treasurer D'Souza made a motion to adopt the 2023 assessment.  
I move that the proposed Assessment Schedule as detailed in the prior presentation, initial mailing between January 2<sup>nd</sup> and 9<sup>th</sup>, 2023, to be considered delinquent as of February 28, 2023, and if not paid by March 31, 2023 interest on the unpaid balance will be accrued effective March 1, 2023, be approved.  
Secretary Earl seconded the motion.  
Motion passed unanimously.

## General Managers Report:

General Manager Booker reported on the following:

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

### **Assessments:**

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

2022 Assessment Status: 1939 Lots (96.18%) paid in full.

Currently the total of outstanding assessments is \$61,338.07. The total of those delinquent more than 2 years is \$36,071.21.

**Business Activities:** An overview of SVRA Financials finds the November YTD Gross Profit .9% above budgeted levels and Total Expense 4.2% above budget resulting in year-to-date Net ordinary income prior to depreciation at 11.6% short of budgeted levels. The YTD cash assets (11/30/2022 Balance Sheet) Total \$1,010,206.80. 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 \$121,150.80; leaving a balance of \$22,958.28. Since the November meeting we have moved \$1,700.00 donated by the Men's golf association for sand to our operating account to cover the cost of the sand.

**DCC&R Compliance:** We continue to work with our attorney on one violation. A fence not properly permitted. The other two complaints (house that needed repainted and a property needing cleaned up) have come into compliance.

**Tennis:** The resurfacing of the tennis courts will be done in 2023. SVRA has received a solid bid from the same company that surfaced the Pickleball courts. We are expecting a contract to arrive any day. Upon completion of the contract, SVRA will be required to pay a deposit to get on the calendar of Courts Unlimited.

**WINTER:** For the winter of 2022-23 we will continue to groom cross-country and snowshoe trails. We will be grooming Cedar Creek #1 for sledding. Big thanks to the Town of SVR. They have agreed to plow parking lot at the old Administrative/Aspen Hills building on Vista East this winter, when time and staffing allows. This will allow a safe place to park while members clear their driveways, and for sledding on Aspen Hills #1. Trail Grooming will only be done as weather and staffing allows. There will be no set schedule for grooming.

We have marked boulders, irrigation satellite boxes, greens and as many additional hazards as possible. We are working with a member to get some bamboo posts in the snow to indicate where the groomed trails are. SVRA will not be selling snowmobile permits this year. Any snowmobiling that is done on SVRA property must be done at the snowmobilers own risk. We ask that anyone snowmobiling, please stay off of the groomed trails as much as possible; when crossing the trails is required, please cross using an immediate ninety degree angle. Remember the trails are not groomed for snowmobiles!

The ice skating is now available. There are some ice skates that have been donated over the years, available to borrow. The ice skates are located in a box near the rink.

#### **Old Business:**

- Chairman Wardle reports that a complaint has been received by Gerry Kittleson who wants snowmobiles banned on SVRA property. Chairman Wardle explains that the association has no way to police or the authority to penalize those riding snowmobiles on SVRA property. The past time has been grandfathered in.
- Audience Member: It's part of the year round resort. When brought up many years ago it was discovered that a book from the US Professional Golf Association states that if a course is in a snowy area it is recommended to have cross-country skiing and snowmobiling on the course for it helps prevent gophers.
- Chairman Wardle states that though he brought to light Gerry Kittleson's complaint there has been no opposition to snowmobiling on SVRA property.
- Audience Member: states that the 9<sup>th</sup> fairway on Aspen Hills has posts marking the edge of the course, however they are not very high and suggests that they need to be higher or reinforced with sticks.
- Chairman Wardle: The out of bounds markers, I guess we can look into that.
- Audience Member Chuck Endres: The problem is that applies to 27 –holes of golf.
- Chairman Wardle: We'll try to look into it and what the costs is and maybe budget for it next year.

**New Business:** None stated

#### **For the Good of the Order:**

- Audience Member Chuck Endres: SVRA has three full time employees and 1 part time employee. During the extended closing of Christmas holiday, two trucks are equipped with plows. Is the association going to keep all of their areas plowed or are they going to hire it out?
- General Manager Booker: The staff is plowing.
- Chairman Wardle: We'll make up their holiday time to them at another time.
- Audience Member: Kile Johnson states that he has found nine (9) sponsors for the nine (9) disc golf baskets at five hundred (\$500) each. Matt Barber is currently making a prototype basket and Kile is waiting on costs from Matt Barber. Kile indicated that the course lay out would be in the spring and proposed a possible additional income with rental discs.
- Chairman Wardle indicated that at the workshop meeting, the board voted to utilize twenty five hundred (\$2500) of the recreation funds for the disc golf course. The one caveat is that Kurt Richmond has not seen the plans and he still gets to have input on it.
- Chairman Wardle touches upon the potential of an 18-hole disc golf course by the pool is determined by approval through the town, and the association lawyer needs to agree that this property is considered common ground.
- Audience Member Katie Toolson: Thanks the board of directors for rescinding the decision to terminate the restaurant lease. Katie indicates that her parents are the reason why she is here in the community and it is because of her father that she has the restaurant lease. Katie states her love for the community and recalls the prior three years of building the restaurant business and support she has felt then and now. Katie wanted to

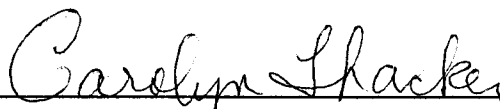
publicly thank the community and her loyal staff and looks to build a good relationship with current and future board members.

**Adjournment:**

- Chairman Wardle made a motion to adjourn the meeting.  
Vice Chairman Thacker seconded the motion.  
Motion passed unanimously.  
Meeting adjourned at 7:41 p.m.



Mike Wardle, Chairman



Carolyn Thacker, Vice Chairman

Ann Earl, Secretary

Ken D'Souza, Treasurer

Jim Manwill, Director



Tony Hollis, Director



Paulette Black, Director