



Board of Directors Meeting

March 16, 2023

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
Jim Manwill: 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 recognizes Mike Black with the Town of Star Valley Ranch planning and zoning board.

Adopt the Agenda:

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

Approval of Minutes for December 13, 2022 Organizational Meeting:

- Vice Chairman Thacker made a motion to approve the December 13, 2022 Organizational Meeting minutes as written.
Director Black seconded the motion.
Motion passed unanimously.

Approval of Minutes for December 15, 2022 Board Meeting:

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

Approval of Minutes for February 8, 2023 Executive Board Meeting:

- Director Viollis made a motion to approve the February 8, 2023 Executive Board Meeting minutes as written.
Vice Chairman Thacker seconded the motion.
Motion passed unanimously.

Standing & Special Committee Reports:

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

I'd like to take a moment to thank Tallia Booker for her years of service. As of close of business today, the board of directors has accepted her resignation and we would like to wish her well in her next adventure. Keri will now be installed as our new permanent GM. The rest of my report continues as having been contacted by several members about the swim lessons sign up, the board has decided to require a 3 hour time frame for members to be able to sign up. This is before it goes outside of the HOA.

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

For those in the audience that don't know me, my name is Jim Manwill. I was selected to fill Marsha's term to take over the golf and greens committee. I did meet with Marsha, her committee members graciously accepted to continue.

The first thing we jumped on is the mixed moose tournament, it is June 16 and 17. We decided to stay with one shotgun this year. Years ago the committee decided to go with 2 shotguns, there were a lot of complaints about that so we decided to stay with just one shotgun. So far we've had a tremendous response, we're accepting 40 teams, right now we have 32 teams. Being this far out, I think it's quite remarkable how popular that tournament is. Hopefully we can fill the teams quickly, it will make my job easier coming up with tee prizes and making sure that all gets there. Uh, the next thing we have going, and these are things in the works right now, we took a look at the 2023 fee schedule and we want to make some changes to it, now this change does not affect homeowners or property owners. What we're trying to do is get an outside, what we call a street rate, people who are unassociated with the ranch whatsoever, have a rate for them and stay with the same fees that are already on the schedule. We will also be trying to add in a twilight rate to try to get more golfers in the later afternoon and increase the revenue. Of course, these things are not approved by the board, we are working on getting that presented to the board for approval, I expect that to be within the next week. The next thing we've been looking at is I've been talking to Kurt Richmond and this started actually before I was on the board. He's asked that golfers go back to 2 carts per foursome and threesome because of the wear and tear. One thing I'm actually looking forward to, we want to replace the stairs and the ramp on the driving range. What was put in was great at the time, but there have been some accidents. Some people have slipped and fallen, especially on the ramp. So there's some ideas we've kind of kicked around. Once the snow melts we'll have a better idea of what it will take to get those in. I did get an estimate from a concrete contractor, it was an off the wall estimate that I don't like sharing right now because it's in no way accurate. Other than that, that's what we're aiming for right now.

Utilities Committee: Vice Chairman Thacker gave the following report:

The Utilities Committee along with Mike Wardle, Kurt Richmond and my committee members, Don Baillie and Micheal Perretta have been working with Jorgensen Engineering the engineering company drawing up plans that are needed for the Association to begin the work that is needed for the Green Canyon water project.

We are also working with Mike Johnson from the Wyoming Board of Control offices that reside in Cokeville. We need to retitle our water that comes out of Green Canyon that is currently titled culinary to Irrigation. We have to go through the Board of Control to do this. We however, don't know what the cost will be to do this. We did budget \$50,000 to go towards the cost of the plans for Jorgensen Engineering. It's important that the Association secure our water rights.

Finance and Legal Committee Report: Treasurer Ken D'Souza gave the following report:

I would like to thank my committee members (Laurie Roberts, Hollie Orton, Wade Bitter, Lee Hansen and Keri Sweet). We are working on finalizing our charter along with reviewing the financials on a monthly basis. We are also working on policy updates and creating new ones where needed.

Special thanks to Wade for his exhaustive analysis of our accounting system, budget and assessment methodology. As many of you are aware, litigation was