



**Board of Directors Meeting  
April 20, 2023  
7:00 P.M.  
Cedar Creek Center and Zoom Meeting**

Mike Wardle: Chairman - Present  
Carolyn Thacker: Vice Chairman - Present  
Ken D'Souza: Treasurer - Not Present  
Ann Earl: Secretary – Present via Zoom  
Tony Viollis: Director - Present  
Jim Manwill: Director – Present via Zoom  
Paulette Black: Director – Present via Zoom

**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:**

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

**Approval of Minutes for March 16, 2023 Board of Directors Meeting:**

- Vice Chairman Thacker made a motion to approve the March 16, 2023 Board Meeting minutes as written.  
Director Manwill seconded the motion.  
Motion passed unanimously.

**Standing & Special Committee Reports:**

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

I want to remind everybody that swim lesson sign up has been given a 3 hour window on May 10<sup>th</sup> from 4-7pm downstairs in the office for members only. Both the teacher and Keri will be there, if you have any business, like unpaid assessments, if you want to register your child, you have to pay the assessment first. You have to be a member in good standing to take advantage of this.

The Brog ditch, we're continuing to monitor it. We have some potential flooding issues this year because of all the snow. So far, it's not moving real fast, we're not losing a lot of snow yet. One good warm rain storm can bring down a lot of snow. As everybody knows, everybody is dealing with this. We're going to have Kurt give us a little tutorial a little later on about how he mitigates most of our water problem.

Victor Padilla, 47 Aztec Drive – I am the Town's Natural Resource Board Chairman. We've been talking about this water runoff, I don't know if you've read Jack Hales report 2 weeks ago in the Star Valley Independent and just yesterday the National Weather Service in Riverton, they're both saying the same thing. What's happening this year, happened in 2011, almost the exact same water, snow, everything's happening the same way. We're going to see a big runoff at the end of May and in to the first couple of weeks in June. Another thing we've noticed, when is the last time the county has brought sand and bags here, I think it was in 2011, after the emergency. They brought it here, there's 3 loads of sand and bags at the Emergency Response Center. I'm just saying, when the snow melts around your house, if you think you're going to get flooded, there's the sand and bags. I went to the town, they had a surface water study done in 2014. I glanced through it but they had some pages tagged and they talked about Green Canyon and Prater Canyon. That's the one that's going to be hit the hardest, I think.

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

First I want to present the fee schedule, I want to change resident to member and where I put regular weekday and regular weekend change to non-member. Everything else will remain the same. We also had to change the operating policy in member services 10.2.1, it states that family lineage, kids, grandkids and so forth they refer to them as guests. Since we now have a guest rate, it could be confusing, we changed some verbage. It now states that family lineage is the same as a member. So it clarifies that.

**Approval of updated 2023 Fee Schedule:**

- Director Manwill made a motion to approve the updated 2023 Fee Schedule.  
Vice Chairman Thacker seconded the motion.  
Motion passed unanimously.

**Approval of the updated Membership Card Issuance Policy:**

- Director Manwill made a motion to approve the updated Membership Card Issuance Policy.  
Secretary Earl seconded the motion.  
Motion passed unanimously.

**H&E:** Director Viollis gave the following report:

**1. EASTER EGG HUNT:**

On Saturday, April 8th we held our annual Easter Egg Hunt for our community. The weather was beautiful and the turnout of children with their parents or grandparents was great. We put out 1,000 plastic eggs along with a dozen golden eggs for all the children to run through the playground areas to seek and you will find. I think this event was another fulfilled activity for the children of our community.

**2. ADULT BINGO NIGHT:**

On Saturday May 6th starting at 6 pm, we will be bringing back a fun night for anyone over the age of 18, of BINGO. Exact details will follow through the association weekly e mail and postings around the mail post office and around our Cedar Creek Center. Prizes for game winners will be awarded. There will be limited seating, so you might have to notify the office if you will be attending a head of time. This will be our first attempt in a long time, so we are going to be working out the kinks for future additional Bingo nights.

**3. Back by popular demand KARAOKE NIGHT!!!!**

Saturday May 26th from 6-9, get your favorite songs ready to blast out either as a solo or get a group together and sing away. "That's the way..aha aha we like it...."

**4. VOLUNTEERS NEEDED**

Two great upcoming events will be Property Owners Weekend and 4 th of July Celebration. During the Property Owners weekend we host a Bar B Q dinner for all of our SVR Community and would need volunteers to help set up and serve inside the barn or cook outside on the grill.

On the 4th of July Celebration, filled with a fun pack day, we have a sheet of many different areas that we will need help with. This sheet will be in the association office. Please come by and find an area you would like to help make this day a special memorable one for all.

#### 5. NO SMOKING POLICY AND SIGNAGE:

After a survey was given to the property owners of SVR and a vote to no longer permit smoking in or around any of the association or recreation buildings was passed, a new operating policy has been established and signage will be hung on our facilities, stating the rules that need to be followed.

#### **Approval of No Smoking Operating Policy:**

- Director Viollis made a motion to approve the No Smoking Operating Policy.  
Director Black seconded the motion.  
Motion passed unanimously.

#### **Election Committee Report:** Secretary Earl gave the following report:

Tuesday night at the workshop I presented the election committee which consists of:

Tom & Deb Stuart  
Carol Woodward  
Beth D'Souza  
Kathy Terry  
Kate Averette  
Donna Thompson  
Sandy Roundy  
Armida Earl  
Shauna Chriddenden  
Kathleen Leonard

A few months ago I appointed Gayle Brice as the election chair. One more thing I'd like to mention is we have one packet in. It's not too late to run. They are due Tuesday by 4:00 pm. Anyone still wanting to run for the board still has time. You can get them at the Association office and the Post Office. We had some down there and they were actually taken.

#### **Approval of 2023 Election Committee :**

- Secretary Earl made a motion to approve the 2023 Election Committee.  
Director Viollis seconded the motion.  
Motion passed unanimously.

#### **General Managers Report:** General Manager Keri Sweet gave the following report:

Account Statements: All bank accounts have been reconciled for March 2023 without discrepancy. Again, I cannot commend Heather, our resident bookkeeper enough as she has battled, fought and came away victorious while dealing with the differences in our migrated software.

Assessments:

2023 Assessment Status: 83.33% Collected with 1680 member payments and 336 remain outstanding. The five year average for this date is 83.56% collected. We are pleased that for 2023 we are on par. No pun intended.

As a Reminder: Unpaid assessments are assessed finances charges at 6% APR.

Business Activities: The year to date financials finds that at the close of March:

Gross Profits are below budgeted levels trending at 97.99%. The Membership Transfer category was 60.49% below budget projections along with Golf Season Passes and Punch

Cards at 46.86% below projections which directly contributed to the overall short fall. The great news is... we are 26.03% below budget on expenses at a savings of \$107,834.23. The controlling of expenses contributed to our 14.39% (\$80,676.72) better than budgeted levels for the net ordinary income prior to depreciation.

- ☐ The YTD cash assets as of the (3/31/2023 Balance Sheet) Total \$1,368,529.66.
- ☐ The summary of the financials are, as always, available on the SVRA website.

Capital Campaign: The capital campaign savings account rests at \$23,058.28. No funds have been received or spent since the March 2023 board meeting.

DCC&R Compliance: At this time, we have not received any additional requests for assistance, or intervention.

Association Office: Communication: We have added more information to our bulletin board within the post office at town hall, and additional forms such as architectural and fence permits are also now located adjacent to our bulletin board. We have a physical suggestion box located in the Media Room at the Cedar Creek Center along with a scanable QR code also located on the post office bulletin board to keep ourselves ever accessible to you.

Availability: We are beyond excited to chart new waters with extended hours this coming season. With the addition of a part time employee, the Admin office will be open until 6:00 on Thursdays, 6:30 on Fridays and from 9-1 every Saturday beginning May 25th .

Spring/Summer Employment Opportunities: Calling all those 16 +. Lifeguards, Pro-Shop counter help and cart help will be needed. Applications are available on our website in both a PDF and digital form along with paper copies located at the Admin Office and now the Post Office as well.

Golf: Golf Tournament Sponsorship Program: has kicked off with a bang! Alan our Golf Pro, Stephanie our Pro Shop Manager and I crafted a digital registration form for our 2023 tournament sponsorships. The Sponsor Scramble will be back this year and is scheduled on Friday September 15th .

Junior Golf clinics will be held this July 10th -14th with ages ranging from 5-14. As in the past, we are offering morning and afternoon clinics. The registration sign up will be made available on Friday via our newsletter to members only. The following week, the registration will be open to the public via our website and social media. Should you not have signed up for our newsletter, we invite you to connect with us at the Administration Office.

Now on a more serious note, as an avid mini golfer I have yet to undertake the perils of learning the true sport of golf. Luckily for me and those kindred spirits out there, Alan will be offering adult clinics this summer as well. Though the times will be determined and announced in the near future I am personally getting myself ready and buying my coordinating gear from our Pro Shop. I may not become an Annika Sorenstam but with our Pro Shop Managers help, I'll sure look good trying! The Pro Shop this season will also begin selling the 20 – Hole Walking, Driving Range, Cart Rental and Trail Fee Punch Cards to ensure greater accessibility to our members

Facilities:

Please allow me to formally welcome our newest full-time team member, Tom Byers who has been hired as Ernie's assistant. Tom comes to us with a myriad of talents and has an extensive background in the tech world. With his expertise he will be an integral part in the Association saving close to \$1200 annually on our internet utility bill by installing wireless extenders which will make the DSL service in the Barn obsolete. Ernie has been a one man show for over 2 decades with The Ranch and as we are trying to ever expand our amenities to our members the increased facilities needed an extra set of hands to maintain the integrity of your investments.

Let's think Summer! Pool Rentals will now become available for morning pool parties on Saturday's and Sunday's from 9:30-11:30 this summer. The cost remains at \$100 for members and \$125 for non-members of the pool. Should you may not be aware, the pool is also available for rent in the evenings from 6-8 or 7-9 depending on the summer month and sun set schedule.

Swim Punch Cards will now be available for purchase at the Pool during the summer months.

#### Golf Course Maintenance:

Now it may not be a black sand beach in Spain, but our greens have been bathed in black sand which absorbs the spring sunshine to propel the melting process forward. In keeping with melting, the large pine tree on Hole #1 has been removed due to its root structure and its propensity to stall morning play due to extended frost.

Let's look beyond the grass...Did you know that Kurt and his team also care for a fishing pond located at hole #8 on the Aspen Hills course? This body of water is stocked yearly with trout and must be monitored for conditions to remain conducive to the fish. Members 12 and under and 70 and older have the exclusive privilege of casting their lines together. Personally, I think it's a fantastic way to encourage these two generations in spending time with one another.

2023 Board of Directors Election: If I may piggy back on Ann's sentiments, I earnestly encourage all those interested in running for the Board of Directors to ensure their candidate packets are received by the Association Office by this coming Tuesday, April 25th at 4:00p.m.

House and Entertainment: The Flex Room – Resistant Band Wall Unit has been installed a 50" Smart TV has been hung with 4 large additional mirrors. This section is perfect for streaming work out videos and class style exercising. Our Member Services Coordinator Michelle, had a custom wall sign made for the space which really pops! I truly hope you all will stop by and tour the space and of course join us for a workout.

In closing, I would like to encourage you all to take advantage of and participate in this season's events. From cash Bingo, Karaoke, our Dances in the Ban, to Movies in the Park, and our 4th of July Celebration, the team and our many volunteers would love to rub elbows with our members. We are a community with so many eclectic individuals and our events provide a wonderful opportunity for each of us to meet our neighbors whom I look forward to calling friends.

#### Old Business:

Chairman Wardle: As you know, we've been working on getting the tennis courts resurfaced and we're going to put in 4 pickleball courts there. We are on the list but they have a set of rules, our constant ground temperature has to be 60 or above for so many days before they'll even come in and start. I wouldn't look for any quick resurfacing of that to be done in the spring. We may not get all the snow off of the tennis court until June. We are going to have a face to face meeting with the Mountain View Pickle Ball Club, which is a club here on the ranch, and look at leasing them some ground on the airport so they can build more courts that they will manage and be able to have tournaments and all kinds of fun down there. We're working on it and trying to get it done as soon as possible.

Deb Larson, Vice President of Mountain View Pickle Ball Club: For some of you that's old news, those that were here on Tuesday, but I wanted to give credit to the American Dream Foundation, who is hopefully helping this become a reality. I do have a couple of things to ask the board about. At the last meeting I had a list of requests and hopefully a month from now we'll be on the courts.

The first request was that we be allowed to put protective tubing across the top of the chain link fence to keep people from getting injured on that. It's the short fence between the 2 courts. We'll provide the materials, we just want permission to do that. The second request is that we have Tuesday nights from 5-7 for free pickle ball lessons to anyone who'd like to be there. The third request is that we have Wednesday nights 5-11 for initially a club round robin. As soon as the four courts are opened up at Aspen Hills area we could open that up to whomever would like to participate.

Chairman Wardle: That will be discussed at the face to face meeting. As soon as we get our proposal ready, we'll get with you. I don't see any problem with you putting the stuff on the chain link fence, that's a safety issue.

886 Vista West Drive asked if that would be run at night, he's concerned about the noise. Deb replied that it was only until 7, not 11. Chairman Wardle stated that was part of the proposal.



## **New Business:**

Victor Padilla, 47 Aztec Dr. : This may be old but I haven't seen anything on Frisbee golf, is that still in the works?

Chairman Wardle responded that he could go in the barn and see all of the baskets that have been completed.

Shannon Riley, 94 Solitude Court: Victor brought some things up that I wasn't aware of. There's drainage off of the golf course that goes behind the Woodward's house, in front of mine and over by Keri's house. My concern is that there is a culvert that needs to be removed. And I'm concerned with all of the ditches, maybe we should look at gutting those out.

Kurt Richmond, Golf and Greens Superintendent: I'm your resident expert on all of this. I think that everyone else that knew about it has moved on. The concern is about flooding, obviously, and Shannon brought up a good point about the size of the ditch, the Brog ditch, that goes through Star Valley Ranch. Cedar Creek has a ditch that runs down the canyon all the way to the Salt. Green Canyon does not, the town was built in the flue that goes through here and they made a ditch to try to compensate for the excess water that isn't soaked up. Prater Canyon is a nice long canyon, but 11 years ago it flooded out, went across the road and down in to Prater Canyon Estates. The town tried to put a ditch there, it's a good thought but if we get a lot of water down there it's going to wash the house out on the end. It's not individual homes being sacrificed here, if something gets plugged up, the water is going to come down the canyon and we don't know where it's going to go. I'm not trying to scare anybody but it's something we need to plan for. The issue we have is that the ditch goes through people's property where they have landscaped around it, we don't have the right to go on people's property to be able to widen it out. We need to double or triple the size of the ditch in order to accommodate the flow. I don't know how to proceed with that. We have a 12" line coming from the spring so we can carry 1200 gallons per minute. If you have a lot of water that is running in to a ditch that's 4' wide and 2' deep, it's going to fill up with silt and overflow. In conjunction with the board, homeowners and general manager we can get an excavator, we can create a 5 year plan and budget accordingly. Starting right now, we need to figure out how to exhaust the water with the ditch we have without making too many people mad. If the ditch goes through your property, I highly recommend that you don't landscape around it.

Director Viollis asked if there is one area more serious than others. Kurt replied that one issue is going to cause multiple issues.

Kurt continued: I am trying to get my irrigation system figured out early enough where I can get the head gate open and be able to transfer water through it out to the Hardman ditch. I don't know if that's possible.

Brian, 886 Vista West Drive: I am new to the valley, love it here. Maybe whoever has drawn up the plans can do some quick hydronics, they know the snowpack and the load. Figure out the pinch points and put our resources there.

Victor Padilla: A surface water study has already been done in 2014 by Sunrise Engineering. It's a big booklet that I went through today. It tells you how much it will cost to fix 40 some points in this town.

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

Jen Lowe, 894 Cedar Creek Drive: I want to thank Keri and her new team, you guys are doing a great job and I really appreciate your work. I represent GOP voters for precinct 2-10 here at Star Valley Ranch and I wanted to let you know what's going on this Saturday. We have a central committee meeting in Etna. Last month we were in Kemmerer and voted for our executive committee. The fact that it's in Etna gives you a great opportunity to come out and see who is leading the county. Also, next month on May 6<sup>th</sup>, the state GOP will be meeting in Jackson. I'm happy to talk to you about the platform and what we're talking about.

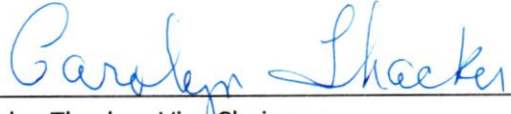
Director Viollis: It is not often that a new group of people take over under a very tough situation. People don't realize what you have done since you have taken over. Going downstairs and watching you put together a whole new system, dealing with people that are uneasy with the transition and how smooth you have made it, all 3 of you. And the staff going on vacation, which is well deserved because he broke his hump all winter on the roof. He and Kurt have cleaned this place up. You'll never get 100% of people. The 3 of you, I call them the 3 musketeers and Ernie just tags along. Kurt is in there as well. I have not seen a happier group come together in the 2 years that I've been active. It's a beginning, a great start and for me, a board member, it's easy to work with. Thank you for all you have done.

**Adjournment:**

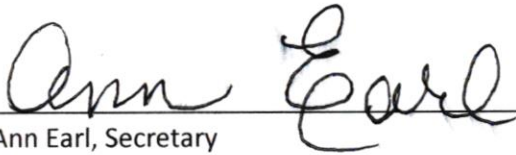
- Vice Chairman Thacker made a motion to adjourn the April 20, 2023 BOD Meeting.  
Director Viollis seconded the motion.  
Motion passed unanimously.



Mike Wardle, Chairman



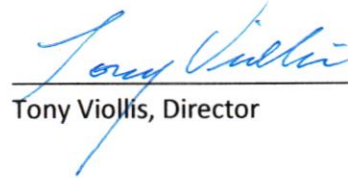
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