



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

Carolyn Thacker: Chairman - Present
Ken D'Souza: Vice Chairman - Present
Wade Bitter: Treasurer - Present
Paulette Black: Secretary - Present
Tony Viollis: Director - Present
Bobby Dickerson: Director – Not Present
Mike Wardle: Director – Present

Call to order: Chairman Thacker called the meeting to order at 7:00 p.m. and called for the Pledge of Allegiance.

Adopt the Agenda:

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

Approval of Minutes for May 18, 2023 Board of Directors Meeting:

- Vice Chairman D'Souza made a motion to approve the May 18, 2023 Board Meeting minutes as written.
Director Wardle seconded the motion.
Motion passed unanimously.

Approval of Minutes for June 24, 2023 Organization Meeting:

- Treasurer Bitter made a motion to approve the June 24, 2023 Organization Meeting minutes as written.
Director Viollis seconded the motion.
Motion passed unanimously.

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

The Association would like to thank Greg Brown, who lives on the north side of the Aspen Hills Pro shop, for the donation of an outside table and chairs. I have been told they are a welcome addition to the area for people to use while waiting for their Tee times and for others wanting to have lunch. Tony Viollis's builder was able to get the Association a few loads of dirt to help fill the hole left when the old Association office was demolished. The Town is also helping out with fill dirt from a project they are working on. We are grateful for all of the fill the Town can give us.

Secretary's Report: Secretary Black gave the following report:

We had a very successful election the last weekend of June, during Owners Weekend. The process was very smooth and we received the election results in record time. I want to thank Gayle Brice, Ann Earl and Carol Woodward and the election committee for their many hours of service spent assembling packets, verifying eligibility and organizing each step to ensure an ethical election process. I want to also thank the office staff for their support and help in the process as well. We are looking forward to another successful election in 2024. Three board positions will be open next year. Think about running for the board. We need you.

2. I also want to thank each of the candidates who ran for the SVRA Board this year. It takes work and effort to run and get out and meet the members on the Ranch. I am honored to welcome Wade Bitter and Bobby Dickerson, both year round residents, to the SVRA Board. They are experts in their field and have years of experience to bring to the table. Bobby & Wade will be a great benefit to SVRA.

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

First I would like to introduce my committee:

Head Golf Professional: Alan McJunkin

President and Vice President of Womans Golf Group: Maria Simental, Allison Webb

President and Vice President of Men's Golf Group: Chuck Endres and Jim Manwill

George and Kathy Toolson, Heather Bigelow, Delores Albers and Bill Ginalick

Second, with the good weather we have been having, it has brought out the recreational as well as the serious golfers.

Our numbers in all categories have gone up.

For the month of July through 7/18 we have had a total of 4,093 rounds. This is a 23.95% increase in play over 2022!

Golf Merchandise: \$82,576.04 which is up by 5.78% over 2022

Daily Green Fees: \$147,337.95 which is up by 24.21% over 2022

Golf Cart Income: \$54,263.13 which is up by 19.13% over 2022

Total Golf Income: \$489,753.29 which is up by 9.56% over 2022

June stats:

Golf Merchandise \$36,824.94 which is up by 28.23% over 2022.

Daily Green Fees \$60,514.58 which is up by 26.88% over 2022.

Golf Cart \$23,437.27 which is up by 17.68%

Passes & Punch Cards \$27,774.36 which is up by 22.87%

Total Golf Income \$174,132.74 which is up by 19.77% over 2022.

Golf Rounds

2023 - 4,435 vs 2022 5,026

4th of July stats: Friday - Wednesday

2023 1790 rounds vs 1330 rounds in 2022 up 460 rounds

4th of July Carnival - Golf Tent Gross Sales \$5,101.44

Budget vs. Actuals Jan-June

Daily Green Fees \$79,732.80 vs \$105,000. At 75.94% of budget

Cart Income is at 96.99% of budget

Passes and Punch Cards at 96.92% Season Passes and Trail Fees are the categories that are below budget levels. Punch Cards are at 139.58% to budgeted levels.

Overall Actual to Budget we are at 92.60% for Golf Operations with a \$29,584.44 deficit.

Events and Projects:

Member Guest this weekend: numbers are over last year's numbers

Stairs leading to the driving range: The board has put down a deposit and waiting on the starting date to replace them.

Discussion Topics: I have sat down with Alan to discuss some topics brought up by the committee and looking at them in a positive way to help our golf course.

Architectural Report: Director Wardle gave the following report:

The Architectural Control Committee has approved:

- 1 deck railing change to steel cable.
- 1 new shed.
- 1 garage remodel to enlarge.
- 1 fence
- 1 asphalt driveway
- 1 landscaping permit.

H&E Report: Secretary Black gave the following report in Director Dickerson's absence:

June 2023 -We want to thank Jim and Terry Manwill for giving their time and teaching free dance lessons at the barn during the month of June.

June 24, 2023- We had a great turnout for the Owners weekend potluck BBQ and dance. Thank you to all who volunteered to help cook and serve. We also appreciate everyone who attended to make the evening great. Loved the band!

July 1, 2023- We had a fun Bingo Night with lots of winners

July 4, 2023 - SVRA sponsored a successful Independence Day Celebration with record attendance. Attendance at this event seems to increase in popularity every year. We want to give a special Thank You to the SVRA staff and the many member volunteers who donated hours to help make this a fun community event. We also want to recognize Terry Orton who helped with the beautiful flag ceremony and the pickle-ball club for their help and support as well.

July 14, 2023 – Karaoke was changed from July 16th originally to Friday, July 14th. We had lots of fun and approx. 35 members attended.

Aug 4, 2023 – Movie in the Park showing Shrek – bring the family and enjoy a fun evening together. Movie starts at dusk - Free popcorn provided.

Aug 12, 2023 – Bingo

Aug 19, 2023 - SVRA Community Garage Sale starts at 9:00 AM. Please contact the SVRA office if you are planning to have a garage sale so that we can put you on the list. We encourage everyone to go out and find a treasure.

Aug 26, 2023 – Bring the family and come to the Potluck & Dance at the Barn. 6:00 PM

Sept 9, 2023 - I also want to mention the upcoming SVRA CRAFT FAIR. You will be able to sign up online if you would like a booth. This is one of our most popular events. More info to come.

FLEX ROOM - If you haven't checked it out, you need to see it. This is a great benefit to members. Punch passes are available for members- equals \$2 a visit during office hours – A Flex Room annual pass is available thru Dec 31, 2023 and a fob can be used for after hour visits.

Legal & Finance Report: Treasurer Bitter gave the following report:

#1 – Finalize Lease Renewal for the Grill

Determine appropriate price per square foot (market rate less discount)

Determine escalation Clause (Year 1 to Year 3)

Determine depreciation cost for Equipment usage and repair maintenance

Determine communication plan and what is confidential vs public knowledge

#2 – Workup a 2024 Operating Budget from bottoms up – Calculate appropriate Assessment values

Each Department develops their specific budget based upon 2023 spend and activities

Calculate the new “Maximum Assessments” for reference purposes only

Standardize Assessments for groups B, C, D, E, & F – (Range: \$371.94 - \$418.75)

Determine appropriate reduction for group A (2023 value = \$581.97)

#3 – Develop 5 year Capital Plan, including priority listing and new projects

Establish a complete list of Equipment & Facilities (work with Kurt & others)

Determine a depreciation method for each item and use for developing 2023-24 Budget

Identify new projects for SVRA – create budgets, get bids (at least 2), identify time line

#4 – Proceed with Legal action on oldest delinquent Accounts

Identify oldest delinquent accounts

Communicate with owners of deadline to get current or face legal proceedings

If possession is taken by SVRA, identify next steps by SVRA (Sell & use proceeds or hold)

#5 – Complete a transition to GAAP based Financials

Work with Auditor on items that need to be corrected moving forward

Depreciation Expense vs Capital Spend

Delinquency Accounting

Loan Payments & Prepayments of Interest treatments

Carryover spending for capital projects vs accruals

#6 – Determine appropriate level of Reserves for SVRA

Compare to other towns in WY

Consider what would require a “Special Assessment vote” by members

Continue to monitor investment options for existing reserves

Determine stance on loan prepayments

Explore market options for comparison of rates vs local bank

No update on Green Canyon project, still waiting on engineering.

Cart barn roof replacement at Aspen Hills is completed, thanks to Bill Woodward.

Thank you to the Town of Star Valley Ranch for donating dirt to fill the hole at Aspen Hills.

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

Account Statements: All bank accounts have been reconciled for May and June 2023 without discrepancy.

2023 Assessment Status: 91.37% collected. The average for the past 5 years on this date is 92.47%

Business Activities:

As the summer has progressed, the Administration Office’s focus was divided between daily organizational duties and our myriad of tournaments and events. With the dust settling, we three ladies are brainstorming as to how to improve our reporting for 2024, beta testing various text and mobile applications so that we can remain connected with our members and of course how we can better assist you throughout the year. After a discussion with the Board of Directors, I am pleased to report that the office will no longer be charging for Membership Cards. Our goal is to encourage all members to take advantage of the amenities. With the inception of new Board Members comes a fresh look at our systems and policies. Over the course of the remainder of the year, we will collectively be working on augmenting and enhancing our policies to ensure accuracy, transparency and of course to create a navigational roadmap which keeps us all on course.

The Budget Season will begin in August as the Association as a whole creates its foundation for 2024. I personally want to encourage all members to attend our meetings so that we may become informed of your desires and key focal areas that could potentially be incorporated into the upcoming year and beyond.

Capital Campaign:

Since our May meeting, \$685.07 has been utilized from the Capital Campaign. I am pleased to say we received a generous donation of \$1,000 from John Blakely. Mr. Blakely wanted to relay his sincerest appreciation for the golf course maintenance team for their tireless dedication and beautification of our two courses. At this time, the capital campaign holds at \$22,102.22.

Facilities:

Pool: inspected on 7/13/2023 by the Wyoming Department of Agriculture – Ernie passed with flying colors and our pool risk category remains at the lowest threshold. Pool hours have been extended to an early opening of 10:00 am daily with Member Only swim from 10:00-1:00p.m. and again opening to the public at 1:00p.m.

Swimming Lessons: Barb Klein will finish up swimming lessons for the summer at Cedar Creek Pool on July 29th. A total of 386 received swim lessons this summer. A big thanks to Barb and the other instructors, this is such a great service to the members and valley.

The Aspen Hills Tennis Court is slated to be resurfaced on August 3 rd and will incorporate 4 Pickleball courts. The Association will be purchasing the netting and will graciously accept any equipment donations so that we may encourage more members to participate in the sport.

4 th of July:

Income totaled \$8,419.50 which is a 25.40% increase over 2022. This was in part to our new wrist bands with an 'All You Can Play' status. Expenses were down by \$5,037.36 or 43.78% over 2022 and came in \$3,086.03 under budget. With much admiration and appreciation I wish to extend my sincerest gratitude for the multitude of volunteers ranging from the Men's and Ladies Golf Leagues to the Mountain View Pickleball league and the singular individuals who gave of their time to promote the solidarity of family, community and country.

Old Business: No old business mentioned.

New Business: No new business mentioned.

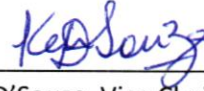
For the Good of the Order: Town of Star Valley Ranch Councilman Ruzena Rok informed us about the farmer's market held on Saturdays, 8-11, until Labor Day.

Adjournment:

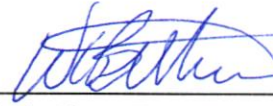
- Director Wardle made a motion to adjourn the July 20, 2023 BOD Meeting.
Director Bitter seconded the motion.
Motion passed unanimously.



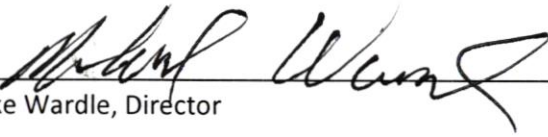
Carolyn Thacker, Chairman



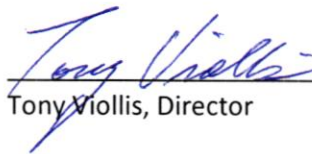
Ken D'Souza, Vice Chairman



Wade Bitter, Treasurer



Mike Wardle, Director



Tony Viollis, Director



Bobby Dickerson, Director