



Board of Directors Meeting

August 17, 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 via Zoom
Paulette Black: Secretary – Present
Tony Viollis: Director - Present
Bobby Dickerson: Director – 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 July 20, 2023 Board of Directors Meeting:

- Director Dickerson made a motion to approve the July 20, 2023 Board Meeting minutes as written.
Director Wardle seconded the motion.
Motion passed unanimously.

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

1. As you may know, the secretary oversees the candidate SVRA board elections each year. We are appreciative the many past volunteers who have helped with successful elections. We look forward to many more accurate and successful SVRA elections. As a board, we have listened to member suggestions regarding getting to know the candidates a little better. Therefore, as a board, we have decided to have at least two "Meet the Candidate" nights next year. In addition, the board discussed having each SVRA candidate prepare a short introduction on Youtube, with our assistance, and a link to the candidate's remarks will be provided for members to view the candidates online. We will send the candidate link in our newsletters to members and provide the candidate link on the SVRA web page.

2. We also want to let SVRA members know that a general survey will be sent via email by the end of August 2023 to get feedback from you on various Association issues. The survey results are very important and the board uses them as a guide in making board decisions. We need your input. Therefore, if you are not currently receiving emails from the SVRA or the weekly email newsletter, please contact the SVRA office and give them your email address so that you can participate in this important upcoming survey. Watch your email inbox for the SVRA survey in about 10-14 days. Thank you in advance for your participation

Standing & Special Committee Reports:

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

July 19-22: Member Guest golf Event:

Starting on Wednesday the 19 with the annual "Horse Race" the event was a lot of fun for all.

Then on Thursday with the Modified Calcutta starting, run by George Toolson, players were able to bet on their team if they wish to. Then the fun started on Friday the 21st. Our Member Guest had more number of participants this year than in the past. My only question is, are we making more money from this event than from a busy July weekend where we have members and non-members filling the tee sheet?

Updates:

1. Jim Manwill, George Toolson and Jeff Earle started working on our end of having our new steps going down to our present driving range. They have put up caution tape where they were working, please everyone, stay away from that area and keep young children away from the same area. A big thank you goes out to our Men's Association for lead with this needed improvement.

2. We will be soon having golf cart lines put down up by the pro shop for our rental carts, as well as signs indicating parking for personal carts. This will help in keeping the area clear for walking and emergency vehicles.

At our last Golf and Greens meeting we discussed some topics that I went and spoke with our head golf pro, Alan, about.

1. Having a golf club demo day(s) put on the schedule for next year

2. Making all Par 3 holes "Cart Path Only" except for those who will have a handicap flag

3. Reminding all Property Owners that on Property Owners Weekend they can reserve a tee time for Friday, Saturday and Sunday 2 weeks prior to those dates. This is one week earlier than any non property owner can reserve a tee time.

4. Trying to remind golfers to exit to cart paths near the greens instead of taking their carts on the fringe or first cut of the greens

At our upcoming Golf and Greens meeting our committee we have a few items that we will be discussing.

1. Proper Golf Attire for everyone for next year.

2. People reserving tee times and either not showing up or not filling the number of players they requested to have.

3. Posting outside near the club house "Rules" we want all golfers to follow.

4. Displaying Hours of operation for our pro shop and for all players who come to play during our play hours.

5. No Trespassing or using any of our golf courses or driving range after working hours.

6. Trackers for golf carts so the staff can locate where rental carts are during the time they are being used.

7. No Spectator Carts, just carts going out on the course used for golfers who are playing.

H&E Committee Report: Director Dickerson gave the following report:

12 Aug Bingo

19 Aug Community Garage Sale

26 Tacos and Potluck w/ dance / karaoke

Sept 9 Craft Fair Sent out 30 invites Shauna provided contact list for RV park working on getting Food Truck

Sept 16 Bingo

Oct 28 Trunk and treat @ haunted Barn

Dec 9 Santa on the Ranch

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

* We received approval from our auditor to make the change to GAAP for Capex and Depreciation. We will incorporate the change at year end 2023.

* 2024 Operating Budget is underway and we are looking at the short and long term capital needs as we move through that process.

* We have two policies we are proposing new language for; first, Capex expenditures we are increasing from \$4,000 to \$5,000 to qualify as capital and second we are proposing that the Legal and Finance Committee members sign a Confidentiality Agreement for the period they serve. Both were motioned, seconded and approved by the Board.

Approval of Capital Expenditure Operating Policy:

- Treasurer Bitter made a motion to approve Capital Expenditure Operating Policy.
Vice Chairman D'Souza seconded the motion.
Motion passed unanimously.

Approval of Legal and Finance Committee Member Confidentiality Operating Policy:

- Treasurer Bitter made a motion to approve Legal and Finance Committee Member Confidentiality Operating Policy.
Vice Chairman D'Souza seconded the motion.
Motion passed unanimously.

Architectural Control/Utilities Committee Report:

Since our last meeting, we have approved:

- 1 Landscape permit
- 4 Roof replacements
- 1 Fence
- 1 New home
- 1 Porch replacement

Approval of Capital Expenditure for the purchase of Water Flow Meters for the Culinary and Brog Pipelines and to move \$10,000 from the Major Maintenance Account to the Operating Account.

- Director Wardle made a motion to approve the Capital Expenditure for the purchase of Water Flow Meters for the Culinary and Brog Pipelines and to move \$10,000 from the Major Maintenance Account to the Operating Account.
Chairman Thacker 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 May and June 2023 without discrepancy.

Assessments:

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 their 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 finished 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 3rd 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.

4th 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.

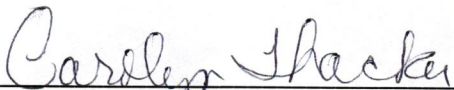
Old Business: Member, John Walker, addressed the board re: the Brog ditch project completion.

New Business: Rusty's Tree Service explained the Aspen Tree Fungus. He provided detailed information regarding the danger of this fungus and how to identify it.

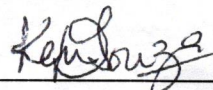
For the Good of the Order: Member and Grill owner, Katie Toolson, announced that the Grill hours would mirror the pool hours.

Adjournment:

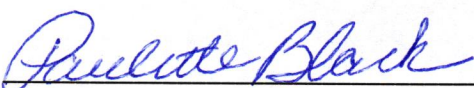
- Director Viollis made a motion to adjourn the August 17, 2023 BOD Meeting.
Secretary Black seconded the motion.
Motion passed unanimously.



Carolyn Thacker, Chairman



Ken D'Souza, Vice Chairman



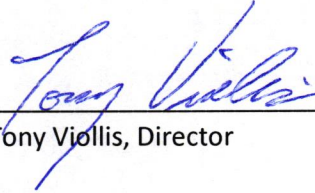
Paulette Black, Secretary



Wade Bitter, Treasurer



Mike Wardle, Director



Tony Viollis, Director



Bobby Dickerson, Director