



Board of Directors Meeting

November 16, 2023

7:00 P.M.

SVRA Cedar Creek Center Meeting Room

Carolyn Thacker: Chairman - Present
Ken D'Souza: Vice Chairman - Present via Zoom
Wade Bitter: Treasurer - Present via Zoom
Paulette Black: Secretary - Present via Zoom
Tony Viollis: Director - Present
Mike Wardle: Director - Present
Bobby Dickerson: 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 Dickerson made a motion to approve the meeting agenda as written.
Director Viollis seconded the motion.
Motion passed unanimously.

Standing & Special Committee Reports:

H&E: Director Viollis gave the following report:

Saturday October 28, 2023

Our HOA office staff and the House and Entertainment committee and volunteers had four events going from 6 pm to 10 pm. First our fun Trunk or Treat in the circle parking lot for kids to walk around and collect candy and treats in a safe setting while being dressed in their favorite costumes. We also awarded a prize to the best decorated car for their creativity and originality. Then when it got a little chilly we invited everyone to come to our spooky haunted barn. This unbelievable scary event was put together by Ernie and Heather Bigelow, Tom and Michelle Byers and Keri Sweet. With the help of our students who volunteered from our high school, this annual events was a tremendous success. If this part of our barn was too scary for our little young ones, they were given a treat location of their own. They could go to the upper barn and enjoy some hot chocolate and freshly popped popcorn while walking around to different game booths and challenge themselves to fun contests. Each booth was manned by volunteers in costumes to add to the flavor of Halloween. If they didn't want to spend too much time waiting for a chance at the busy booths, they could watch the movie Hotel Transylvania.

Our last event that was offered to the public was a Halloween Karaoke night held in the banquet room.

This was a little slow starting but as the night went on the people came in and shared their American Idol talent, or lack of. Over all, our Halloween night to remember was just that, a great night to remember for all.

Tuesday November 14, 2023

I held an H and E meeting to discuss our upcoming event which will be held on Saturday December 9 th .

This will be Santa visits the Ranch. Families can bring their little ones as well as big ones and have a conversation with Mr. and Mrs. Claus, up-close and personal. While they have this private chat we will take their picture with our famous guests, with parent's permission. The children will also be given the opportunity to watch the Christmas classic of Polar Express or put their time into arts and crafts display for their own Christmas tree at home. Oh yes, they will also enjoy some Christmas cookies and hot chocolate as they wait their turn. All this will start at 11:30 am. Come one come all to enjoy our last event of the calendar year.

Winter activities will include snowshoeing, cross country skiing, ice skating down by the grill and we do have sledding on hole #1 at both Cedar Creek and Aspen Hills golf courses.

In January, we will be holding Bingo and Karaoke. Those times will be posted at a later date.

Golf & Greens Committee: Director Viollis gave the following report:

Our new steps leading down to the driving range have been completed. Now we are waiting for the spring to have handrails installed for all going up or down with their hands filled with either golf clubs and or practice balls. Last days to purchase anything for yourself or someone for Christmas the pro shop will be open from 11-4 pm this Wednesday and Thursday. Come in and get your discount.

Dates for our next season Golf Events:

1. February 25-26, 2024: Winter Golf Tournament for SVR players at The Oasis Golf Club in Mesquite Nevada. To be added to the email list, email Cathy Toolson @ cathyt@toolson.com
2. June 1, 2024: Wildland Firefighters Tournament
3. June 14-15 2024: Mixed Moose Tournament
4. June 19-20 2024: Member/ Member Tournament
5. July 10-12, 2024: Ryder Cup
6. July 29-30, 2024: Wyoming Men's Senior Tournament
7. August 2-3, 2024: Member/ Guest Tournament
8. August 9, 2024: Thayne Senior Center Tournament
9. August 12, 2024: Woman's Rhinestone Tournament
10. August 19-21, 2024: Men's and Woman's Club Championship
11. September: (to be determined) Association Sponsor Tournament

All our tournament application will be posted on the HOA web site home page as we get closer to each.

I personally want to thank Alan and Stephanie for all they have done this year. They have brought back stability in the Pro Shop. Alan has brought his expertise and Stephanie has brought her smile to everyone that comes in.

Architectural & Utilities Committee: Director Wardle gave the following report:

Since my last report we have had no new permits approved.

At this time, I would like to thank my committee members, Don Baillie and Mike Perretta for all of their help.

The town has repaired the water line and replaced the meter that was not reading correctly.

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

October Financial Review:

Actual Income to-date Through October is just under \$2m at \$1,967k

Association is \$1,064k vs a Budget of \$1,079k or \$10k worse - Transfer fees are lower by \$34k

Facilities are approximately \$52k vs a budget of \$46k or \$6k better – Directly related to the Fitness Room fees, which were unbudgeted.

Golf Income is \$852k vs a Budget of \$870 or \$18k worse - Green Fees were down (\$31k) and

Punch Cards were \$17k to partially offset the negative due to the late Spring

Expenses (Excluding CAPEX) Through October were \$1,335k - Resulting in a Net Operating Margin or Income of \$633k Year-to-date.

Association expenses are 487k (including Allocated Payroll Taxes) - Net Oper Inc of \$577k

Facility expenses are \$192k (including Allocation) - Net Operating Income of a Negative \$140k

Golf expenses are \$656k (including Allocation) - Net Operating Income of \$196k

With Nov & Dec, there will be little to no additional Income so the surpluses will go down as we continue to incur expenses, but we are on track for a strong overall year.

CAPEX (Cash & Other Spending) is \$210k through October vs a Budget of \$177k or \$33k Higher.

The Roof Replacement was Unplanned and came to \$87k, otherwise we are under Budget.

Approval of Funds Transfer for Equipment Replacement Program:

- Treasurer Bitter made a motion to approve the Funds Transfer for Equipment Replacement Program. Chairman Thacker seconded the motion. Motion passed unanimously.

The General Manager, Keri Sweet, stated that the accounts the money is to be transferred from and to should be named, along with the dollar amount to be transferred. Treasurer Bitter did not have the information, therefore, Keri informed those in attendance that the money should be transferred from the Operating Account to the US Bank Savings Account in the amount of \$52,141.

Approval of the 2024 Operating Budget:

- Treasurer Bitter made a motion to approve the 2024 Operating Budget. Director Wardle seconded the motion. Motion passed with majority approval.

Chairman Thacker stated that to approve the operating budget, there are amounts they need to talk about. The income, the expenses, the Cedar Creek Center loan, Equipment Replacement Program, Capital Expenditures and Savings Allocation.

The General Manager asked if the Board would like to see the presentation, to which they agreed.

Director Viollis interjected with a statement to Treasurer Bitters that the golf card punch card income was, in fact, up.

Treasurer Bitters replied that he would look into it.

Chairman Thacker tabled the vote of the 2024 Operations Budget.

2024 Budget Presentation: General Manager Keri Sweet gave a presentation of the 2024 Budget.

Treasurer Bitters added “Thanks to all the members that have had questions regarding the proposed fee schedule and Operating Budget for 2024. The Board with Keri and her team’s help has spent hours reviewing the Assessment methodology, the fee schedule and the Operating Budget along with CAPEX spending. We feel that the result is much improved from prior years. We encourage anyone that wants further details to contact Keri and her team going forward.”

Treasurer Bitter also addressed Director Viollis, stating that punch card income was, in fact, up.

Chairman Thacker read the account names and the dollar amount pertaining to each.

Income: \$2,107,233.47
Expenses: \$1,796,157.67
Capex: \$85,734
Future needs: \$30,341.80
Equipment Replacement Program: \$75,000
Cedar Creek Center loan: \$120,000
Fee Schedule
Annual Assessments

Approval of the 2024 Operating Budget:

- Chairman Thacker made a motion to approve the 2024 Operating Budget.
Treasurer Bitter seconded the motion.
Motion passed with majority approval as follows:
Chairman Thacker: Aye
Vice Chairman D'Souza: Aye
Treasurer Bitter: Aye
Secretary Blackman: No, if it includes the fee schedule.
Director Wardle: Aye
Director Viollis: Aye
Director Dickerson: Nay

Approval of the 2024 Assessment Schedule:

- Director Viollis made a motion to approve the 2024 Assessment Schedule.
Director Wardle 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 October without discrepancy.

Assessments:

2023 Assessment Status: As of November 7th we have collected 1945 lots with 71 remaining or at 96.48% collected. The average for the past 5 years on this date is 95.18% which indicates we are trending better than previous years.

Business Activities:

The year to date financials finds that at the close of October:

Gross Profits have inched forward and closed at 98.65% to budget. A few key areas contributed to our success this past season, given our late opening and poor June weather; within the Administrative category we have accrued over \$10,000 in bank interest, Facilities saw an increase within the Fitness Room as this was not previously budgeted, and finally the Golf Punch Cards which well exceeded our forecast and closed \$24,785.68 better than budget. In years past, the ability to purchase punch cards remained solely at the Administrative Office. This season, we created more accessibility with additional sales at the Pro Shop and Pool. Expenses for daily operations are under budget by over \$175,000 or at 88.51%. Net Operating Income is 31.78% better than budget with an October closing number slightly above \$615,000. The YTD cash assets as of the 10/31/2023 Balance Sheet total \$1,289,307.94. As we have touched upon in previous meetings, our cash reserves will continue a slight downward turn through the end of the year as we are no longer within our incoming generating season. The summary of the financials are as always, available on the SVRA website. Should any member wish to have further details or have an area extrapolated, I'd be more than happy to assist in their greater understanding of our financials.

Capital Campaign

Currently our Capital Campaign savings account rests at \$23,602.22. For the upcoming 2024 season, we are looking at utilizing a portion of our savings to replace one A/C unit in the Banquet Hall and add blinds to the Flex Room.

Facilities:

Where is the snow?! We are ready for when it comes. Lead by our facilities manager, Ernie, our team has winterized all of our buildings and course restrooms from Aspen Hills to Cedar Creek. Snow stoppers have been placed on the pool building's roof to mitigate the potential damage to our fence from snow slides. The ice rink is prepped and the liner is onsite. I am so pleased that once again, Larry Tucceri will be our ice man this season, for he creates a surface smoother than glass.

This coming week our trucks will once again be adorning their plows and our sanders will brush off the summer dust. We are ready!

Golf Course Maintenance:

The close of the season is always a stressful time for the Greens Crew. From chemical applications to the irrigation system, these gentlemen have laid our courses to rest utilizing their valuable knowledge, garnered throughout their tenure. As we say, see you next season to many, we still retain our full-time mechanic Ethan who will be thoroughly inspecting, sharpening and repairing all of our equipment to ensure our 2024 season starts like a well-oiled machine.

Behind the Scenes of the 2024 Budget:

When watching a movie, a particular character or actor will resonate with an audience member. They can then recall the plot, and even commit to memory specific dialogue and punch lines. At the conclusion of the movie, an audience may even clap at their approval and enjoyment of the same. What does not happen is the same patron staying to read each credit line, acknowledging and naming the countless people that contributed to the overall success of the movie.

Each managerial and administrative team member deserves a credit line acknowledging their behind the scenes work, their dedication, tireless efforts in maintaining, supporting, promoting and propelling this Association forward. The budget season should be our Academy Awards where we honor the exemplary endeavors of this team and provide our membership with a behind the scenes exclusive.

The budget season begins with a simple calendar. Within the confines of these dates, each manager must assess their department and begin the formulation of their income and expense line items. The General Manager provides each manager with various key reports and a historical spreadsheet of all categories. Once completed, the General Manager meets with each to dissect the proposal to ensure accuracy and alignment to trends externally and within our accounting software.

Sixty (60) documents have been prepared this season by the General Manager, ranging from a 2-year comparison for each department's payroll, to a five year line by line comparison of our Association fee schedules with countless drafts of the

entire operating budget; all of which are provided to the Board of Directors for their review. We are here this evening due to one important event, the operating budget. Being a behind the scenes stage hand, I felt it imperative to thank My Team who truly are a supporting cast. It is due to your diligence, persistence, respect for timelines and overall collaboration that I in turn was able to prepare and present the 2024 budget.

I would also like to touch upon conversations that have begun to filter back with regards to my position, hiring and capabilities. I was originally hired as the Member Services Coordinator, though my professional career far surpassed such a position. At that time, the Board felt that a succession plan was needed in order to promote continuity of care when the baton was to be passed between General Managers. I was offered the Member Services Coordinator position with the expectation of an internal promotion, but without a guaranteed timeline.

When our former General Manager's resignation was received by the Board, the position was then opened to the public to which I, like others, had to apply for. The Board was provided all applicant resumes and then had to vote for their top 3 candidates. The three candidates who were chosen were then offered an in person interview with the entire Board. At the conclusion of the interviews, I was offered the position because the majority of the board members had voted for my induction. I accepted a salary lower than my predecessor and thousands of dollars under a manager that I directly supervised. Why would I do this? The simple answer is because I love my community and desire to make a positive impact.

Over the first part of this year, I felt like myself and the team did just that. The PR of the Association was changing, relationships were mended and I continued to wade through murky waters, drudging up inconsistencies and correcting prior issues. I have been communicative, straightforward, and have offered more transparency than ever before to engage not only our Board but our membership. It's disheartening to receive member emails peppered with disdain and wanting to know my exact salary to see if the membership is getting a good value for their money. My salary is \$75,000. I have not taken a vacation this year and have worked in excess of 190 hours over my weekly 40 within a 7 month time frame. I think it's safe to say you're getting a good deal, for it is from the General Manager's seat that this entire organization is run.

I say this to not only advocate for myself, as it appears that now I must, but to implore the membership to see through the new set of smoke and mirrors which has a tendency to only cloud judgment. As your General Manager, I will stand firm as my desire to see our community prosper in 2024 is unwavering.

Thank you.

Old Business: None Stated

New Business: None Stated

For the Good of the Order:

Member, John McDaniel apologized for not being able to attend all of the Legal and Finance Committee meetings, as he was visiting many doctors. He also said "Bravo" to Treasurer Bitter and General Manager, Keri Sweet, for going above and beyond with their work on the budget.

Board member, Paulette Black explained why she voted no on the budget. She stated that it had nothing to do with the budget overall. It was because of the 2024 Fee Schedule. When looking at the proposed fee schedule, she noted that the swim punch cards for non-members, lowers the rate to that of a member.

Chairman Thacker pointed out that the fee schedule has been out for months and they have had many meetings about it. Waiting until the day before or the day of the vote was not appropriate. The budget is based on the rates of the fee schedule. Because we have new non-member punch cards, we need to see how it goes this year.

General Manager, Keri Sweet, informed the audience that the proposed Fee Schedule had been out since September and the presentation should have been done by November 3rd, giving her time to complete other budget related tasks.

Adjournment:

- Chairman Thacker made a motion to adjourn the November 16, 2023 BOD Meeting.
Director Wardle 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