



Board of Directors Meeting

October 19, 2023

7:00 P.M.

Cedar Creek Center and Zoom Meeting

Carolyn Thacker: Chairman - Present
Ken D'Souza: Vice Chairman – Present via Zoom
Wade Bitter: Treasurer – Present
Paulette Black: Secretary – Present
Tony Viollis: Director - Present
Bobby Dickerson: Director – Present via Zoom
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:

- Vice Chairman D'Souza made a motion to approve the meeting agenda as written.
Director Viollis seconded the motion.
Motion passed unanimously.

Approval of Minutes for September 21, 2023 Board of Directors Meeting:

- Director Wardle made a motion to approve the September 21, 2023 Board Meeting minutes as written.
Secretary Black seconded the motion.
Motion passed unanimously.

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

I would like to acknowledge and thank Kari's office staff of Michelle Byers, Heather Bigelow. Also Alan McJunkin, Head Golf Pro, Kurt Richmond, Golf Course Superintendent and Ernie Bigelow, Facilities Manager for their input and help with the 2024 Budget and Fee Schedule.

I also want to thank the Board members for their time spent in reviewing the Budget figures. Without each of these individuals input it would make this process much harder. Thank you

Standing & Special Committee Reports:

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

First, thank you to everyone who is on the golf and greens committee for their dedication on making and keeping this golf course a beautiful place to play. The new steps leading down to the driving range has been completed. Thank you to the hard work by Jim Manwill and most of all, the hours of work pouring and building the cement steps by our own

resident, Jeff Earle. Jeff took over the project when Jim found out that our original installer had a change of mind. Jim, Kurt and Jeff dug out the area for steps, Jeff and Jim then designed the steps for at least 2 people having the ability to walk up or down the steps with room to spare. The job still needs to have the treads installed for added safety and railings built and installed for people to hold onto if needed, while going up and down. We can thank Jim Jeff and Kurt enough for working so hard in getting this job almost completed. At our last meeting, we discussed having volunteers at the first tee box during the busy hours on weekends, informing golfers of proper golf etiquette, pace of play and some of our own basic rules. This we hope will keep the pace of play moving and people not hitting their golf balls out of property owner's back yard. Having a new vinyl rules board installed near the first tee area for all golfers and visitors to have a reminder of rules to follow while playing here. Alan was thinking; maybe have our sponsors name or business posted around the board to give them added advertisement. Conversation on offering those bringing under junior golfer age players free golf for them at Aspen Hills golf course. But if they want to play at Cedar Creek, with an under junior age golfer they would be charged a minimal fee and have the child start playing at the 150 yard marker. This would keep the flow and pace of play moving. We will start "encouraging" all golfers the proper dress attire for playing golf. This would be from wearing shoes while playing to proper shirt and pants/shorts or woman's dress code. Next year we will be eliminating the Property Owners Weekend golf outing but we will be adding the Wyoming Senior Golf classic to our schedule. This event would bring in a substantial amount of money for the golf course. Next year having signs in the pro shop showing pro shop hours of operation. This sign will be visible for all and have the ability to be changed when needed. Also having signs on the golf course informing golfers where we will be having 90 degree rules and to please remove their golf carts to the golf cart path, eliminating those driving up to the green and near the first or second cut around the green. This would not be enforced to those who will have a handicap flag. Kurt suggested changing the tee markers for all groups to "River Rocks" with a colored post next to it. This would keep the cost down from those taking our present tee markers and still keeping with the Cedar Creek theme.

Architectural Control/Utilities Committee Report: Director Wardle gave the following report:

Since my last report, we have approved permits for:

3 fences

1 roof replacement

1 deck re-build

Approval of updated Fence Operating Policy:

- Director Wardle made a motion to approve the updated Fence Operating Policy.
Chairman Thacker seconded the motion.
Motion passed unanimously.

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

September 16, 2023:

In the Banquet Room we held another fun Bingo Night. Please remember, if you bring your children with you, only those over 18 may participate.

October 28, 2023:

Trunk or Treat!!! This will be held in the circular parking lot. The hours of collecting goodies will be from 6-7 pm. Please be extra careful watching your children walking around for cars coming in to park as well as those leaving the parking areas.

Haunted Barn!!!!

By popular demand and after a year's absence, the Haunted Barn returns to SVR. Hours of operation will be 7-9 pm With new rooms and extra wild creepy people inside, beware of those scary moments. Please be careful allowing little ones to walk through, since it could be too much for them.

Upper Barn for younger kids:

Fun carnival games, lots of popcorn and hot chocolate for all and most of all the funny movie Hotel Transylvania. Time for this event will be 7-9 pm.

Karaoke Night in the Banquet Room:

From 7-10 pm come in costumes or not but be ready to sing a song or two.

December 9, 2023

Santa on the Ranch:

This returning event for children of all ages and their parents will be in the Banquet Room. We have not finalized the time, since Santa and Mrs. Claus are very busy. There will be refreshments for all and maybe we will be having some arts and crafts for the children to hang on their Christmas tree, don't forget to have their very important list to give Santa. Bring your camera to capture this memorable event

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

2024 1st Draft Operating Budget

- General Manager and Team initiated the Budget process and worked up a preliminary 1st draft of the Budget. The Board and along with the Finance & Legal Committee began having meetings the week of Oct 16th to review all line items to address questions, concerns and make decisions. We are posting for member input the current version of the Budget and encourage all members with questions to go to the Association office and speak with Keri.

- Assessments for 2024 were based upon a 3.18% CPI maximum allowable Percentage, which were first applied to each Plat and Lot. However the BOD determined that instead of charging a % to each Lot owner a fixed dollar amount increase would be more equitable to all members. The amount proposed is \$11.81 increase, which equates to less than \$1 per month.

- Fee Schedule for 2024 has been reviewed and to date, some proposed items are increasing and some are remaining the same. There is also a new proposed annual fee to use the Aspen Hills Tennis and Pickleball courts in addition to per use fees. These will continue to be reviewed during the next few weeks.

- Capital Expenditures for 2024 are estimated to be approximately \$86k. However this does not include the Green Canyon Project, which cost has yet to be determined.

We desire that all members review the Budget information and provide your input and feedback during this review period.

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

Account Statements: All bank accounts have been reconciled for September without discrepancy.

Assessments:

2023 Assessment Status: As of October 10th we have collected 1921 lots with 95 remaining or at 95.29% collected. The average for the past 5 years on this date is 95.21% which indicates we are again trending well.

Business Activities:

With the ongoing collection efforts, as it relates to our delinquent accounts, I am pleased to inform the membership that we have now collected \$13,491.35 or 26% of the total.

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

- Gross Profits have taken a forward projection and closed at 98.16% to budget.
- I couldn't be prouder of this team. We've been watching the budget like a hawk and all departments have collectively kept the Association under budget by over \$173,000 or at 87.69% of the forecasted budget.
- Net Operating Income is 25.50% better than budget with a September closing number slightly above \$678,000.
- The YTD cash assets as of the 9/30/2023 Balance Sheet total \$1,481,269.05.

- 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.

The 2024 Budget Season is more than underway. My goal as the new General Manager was to provide the Board of Directors a greater understanding of each phase of the process. With incremental installments, we were able to pose questions, delve into the whys behind the numbers and offer the 2024 draft to our membership with pride. What may have been an anomaly this year will become the norm with all department managers and integral team members poring over financial documents, participating in round table discussions and aiding one another in fine-tuning the entirety of the budget. This truly was a collaborative effort and I would like to personally thank Alan, Kurt, Ernie, Heather & Michelle for their valuable insight.

Capital Campaign:

Currently our Capital Campaign savings account rests at \$23,602.22. For the upcoming 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:

I have to say that since I moved to Wyoming, I am addicted to watching the weather. I now consider it part of my job description as I take after our Facilities Manager, Ernie. Each season brings about its own challenges and to-do list. As the white stuff approaches, Ernie has been spearheading the hibernation of our recreational activities and corresponding buildings and facilities. At this time, the Aspen Hills tennis and pickleball courts are closed for the season, however the Vista Drive pickleball courts will remain open, weather permitting.

Golf Course Maintenance:

The Golf Course Maintenance team has been busy this season! The Brog Ditch project has been completed within the Star Peaks vicinity and the gentlemen will continue their efforts in 2024 focusing on lots that border the back 9 of Cedar Creek. Aspen Hills said "so long" to another season with its closing on this past Sunday. Though the course and courts may be closed at Aspen, Frisbee Golf is still open for play. Another sign of winter coming is our annual 'blow out' of the irrigation system, which was completed today. At the end of a season, it's important to look back and remember, thus I'd like to share a few Google reviews of our 2023 season.

- My families favorite course! Amazing views and wildlife as well as immaculate grounds keeping.
- Didn't play golf, but the course is beautiful and immaculately maintained.
- This course was such a great experience I played it 3 times on my vacation in Star Valley. Fantastic views. Greens were rolling pretty quick which I like. The folks in the club house were kind and helpful. The grounds crew definitely do a great job on maintaining the course.
- Make no mistake, this is a difficult course! It also has majestic views and a great clubhouse and restaurant. I play here when visiting friends that live on SVR.
- Beautiful golf course.

In closing, I must acknowledge and commend every team member who has tirelessly and selflessly given of themselves this season. You are our foundation. Each of you are essential and indispensable. To be present this past Tuesday, observing you in a state of solidarity was an emotionally profound moment for us all. It was inspiring to witness your dedication and loyalty to one another and I am proud to stand beside you and call myself Your team member.

Old Business:

New Business:

For the Good of the Order:

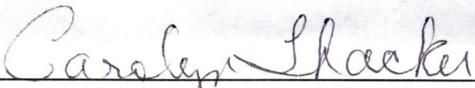
Member and Pro Shop employee, Patty Judge, introduced herself and addressed the board regarding the disrespect from customers, Board members and especially Lineal members. She stated that she is thrilled that we are charging more for Lineal members.

Member, Rick Roundy, who has lived here for years, would like to thank the Board for their service. He states that we are having trouble making money. Raising the golf rates is chasing people away. He would like the Board to consider his proposal, we should open the bar in the barn and serve beer and bar food, without having a major impact on Three Canyons Restaurant.



Member and former Green's crew employee, Michael Ladd, spoke about keeping Aspen Hills open later in the evenings.

Adjournment:

- Treasurer Bitter made a motion to adjourn the October 19, 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