



**Board of Directors Meeting**

**May 16, 2024**

**7:00 P.M.**

**SVRA Cedar Creek Center Meeting Room**

Carolyn Thacker: Chairman - Present  
Ken D'Souza: Vice Chairman – Not Present  
Mike Perretta: Treasurer - Present  
Ann Earl: Secretary - Present  
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.

Chairman Thacker recognized TSVR Mayor Buyers and Councilman Ru Rok.

**Adopt the Agenda:**

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

**Approval of Minutes for April 18, 2024 Executive Board Meeting:**

- Director Wardle made a motion to approve the minutes of the April 19, 2024 Executive Board Meeting.  
Secretary Earl seconded the motion.  
Motion passed unanimously.

**Standing & Special Committee Reports:**

**Chairman's Report:**

During For the Good of the Order part of the Agenda all speakers can have 5 minutes to talk. Please wait to be recognized by the Chair. We would like that the same subject is only covered once. There will not be any campaigning allowed during your time at the podium. After the Five (5) members that registered have spoken, others will be allowed to speak.

**Architectural & Utilities Committee:** Chairman Wardle gave the following report:

Permits issued since our last meeting:

- 2 New Homes
- 1 Landscape

- 1 Addition
- 1 Fence
- 1 Painting

Green canyon project is moving along. Avail is in contact with the Forest Service and are trying to get approval to dig on forest service ground. They hope to get started in as soon as 2 weeks. We had an issue with the irrigation system near the tee box on #14. Part of the system is on a home owner's property.

As Director of Utilities, I feel the need to respond to John Gullo's letter on SVR 2024 and his generous offer to MVPBC. When he says that the Board has not worked with the club, I find this not quite true. I will reference August 21, 2021, at this time, MVPBC requested a club status for their membership. The Board at this time granted same and they took over the sole use of the membership court at the airstrip on M, W, F from 8-11am. They then asked for and were granted use of the courts for lessons. At this time they offered to lease 1 acre of land for \$1/year for 20 years with the option to renew for another 20 years.

Please read the March 15, 2023 request to the Board. The request was not granted as it was felt that it gave too much dedicated time to just their club.

Now, I'd like to move on to March 30, 2023. MVPBC made a revision to their previous proposal. If you read it you will note that with their offer of \$50,000, they gain even more control over your asset of pickle ball courts. Again, the Board did not support the request. During this time the Board made an offer to lease MVPBC and acre of ground for \$2,000 a year with a 5% increase per year for 10 years with an option for renewal. They made a counter offer stating their club is too small to support. As chairman, I offered to put together numbers to put utilities to the Airstrip if Debra Larson would put together numbers for the 2 courts by budget time. This was not completed in time for me to bring up for budget season. I don't see how anyone can say that the Board has not been willing to negotiate on this subject. Now, let's talk about cost to HOA. Water? At the time, I was thinking the town would grant the HOA a water connection. An email dated May 9, 2024 stated that the Town no longer allows anyone outside of town limits to connect to their system. This means that the HOA would have to drill culinary water well. The HOA would also have to put in septic. The cost to run primary cable for power is \$15' and \$3,500-\$5,000 to set a transformer. This is because they will only run 100' of secondary cable from a transformer to a meter base. The nearest place to put a building is a minimum of 30'. The cost of septic is unknown because it depends on the number of stalls. We would need to consider whether the DEQ will require us to put in a commercial grade septic or not. As we have learned, this depends on projected use like our new building. I have a call in to Valley West Engineering for more info.

At this time, I suggest that we send out a vote for a special assessment to see how the whole membership feels.

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

Since our last Board of Directors meeting my volunteer committee has met and we discussed the following topics:

**Trivia Night:** this new event had to be cancelled due to lack of interest

**Memorial Day:** Welcome back Snowbirds, Honoring our Veterans and meet any candidates if they are present. Enjoy a hot cup of coffee and a fresh delicious donut or two on us from 8-10 AM up at the barn and outside by the flagpole. If anyone would like to assist on this event, feel free to contact myself or Michelle Byers, our Services Coordinator.

**4th of July Celebration:** I have sent out an email to last year's volunteer food helpers to see how many can help out again this year, if they can. So far I have received a number of positive responses. An email will be sent to those who helped with vendors, events, games parade of golf carts, etc. very soon to see how many will like to help again. Any new members that would like to help, please feel free to contact me or Michelle Byers, at the Association Office.

**Association Sponsored Craft Fair:** This is just a jump on an event for the next Director for H and E. This is chaired by Shauna Crittenden.

Our next volunteer committee meeting (Friday) we will be discussing:

What each of the volunteers for Memorial Day donut and coffee will be doing?

Property Owners Pot Luck Dinner and the call for volunteers to cook, serve and help with set up and clean up.

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

Thank you Larry Tucerri and his hard working merry men for getting Cedar Creek and AspenHills golf courses up and running 2 weeks ahead of last year. If you see Larry or any of his men on the course working, stop for a second and thank them. A thank you goes a long way. Cedar Creek golf Course opened May3rd but had a full schedule of tee times on the 4th with a lot of early sales in the Pro Shop. Alan and Stephanie have a full staff for this season Aspen Hills golf course opened this past Monday, fully stocked with golf needs and beverages. The attendant there will also be booking Pickle Ball reservation time for the Tennis/ Pickle ball courts. Hours of operation for the pickle ball courts will follow the golf pro shop attendants work schedule.

Reminders for all golfers:

- Keep Pace of Play Moving
- Maximum numbers of players playing per tee time is 4
- Children (Junior Golfers) should start play at the 150 marker
- Maximum number of strokes per hole, should be double the par for that hole
- Do not drive golf carts on personal property or hit a golf ball from personal property.
- ALL GOLF CART DRIVERS MUST HAVE A VALID DRIVERS LICENSE. NO CHILDREN PERMITTED TO DRIVE OUR GOLF CARTS.
- Please play in proper golf attire
- Only start off the back nine holes if told to by the pro shop

UPCOMING GOLF EVENTS June:

June 1: Wildland Firefighters Tournament (Still available to sign up)

June 14-15: Mixed Moose (cut-off date is May 24<sup>th</sup>) everything is done and ready to go

June 19-20: Member/Member Tournament

Tournament Sponsors All sponsors may get sponsor forms electronically, where you can upload art work for their signs The new pathway from the fitness room patio door to the driving range Ernie will be starting soon. The railing going down from the parking area to the driving range will also be installed soon. Thank you to Blaine Reese for his professional drawings and plans he shared with Ernie and the board. Most of all we want to thank Blaine for donating everything for this project to the Association. Thank you Jim Manwill, who spearheaded this whole operation, George Toolson for lending his heavy equipment to get the new concrete steps ready to be poured, Jeff Earl for his expertise on putting down the concrete steps and now Blaine Reese for donating his time and everything for the needed railings. Thank you to the Men's Golf Association for volunteering their time and effort on removing the old steps leading up to the first tee box, then regarding the total area.

**Finance & Legal Committee Report:** Treasurer Perretta gave the following report:

I met with Keri and Heather and I reviewed the financials and bank reconciliation was completed and there are no discrepancies. Financials are emailed to board members monthly for review. Keri and Heather have done a great job managing our money, most notably on our interest outcome.

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

Election packets were assembled Monday, May 13<sup>th</sup>. All packets have been mailed out to the membership. A big thank you to the election committee, staff, and a few directors who helped stuff envelopes. Monday, May 17<sup>th</sup>, I will be working with the staff and the committee to verify that memberships are in good standing. Members that have yet to pay their assessments have until 4pm on that day to be in good standing so they can cast their vote. Candidates may start putting out signage on May 24<sup>th</sup>. I assume you all know there are 3 seats available on the BoD and we have 6 candidates running. We need a 2/3 membership vote (estimated over 500) by attendance, proxy, or absentee for a quorum. If that quorum is not met, we cannot complete the election or conduct any official business at the Annual Meeting. If you abstain, the vote is still counted and applied to the quorum count. Friday, June 21<sup>st</sup>, there is a scheduled

meet the candidate night starting at 7pm. After all candidates have spoken there will be an informal meet and greet. Also, that evening, there will be a potluck and dance. Come meet, greet, eat and dance the night away. Saturday, June 22<sup>nd</sup>, is our annual meeting. Polls will close 30 minutes after the meeting is adjourned. Another candidate night, not on the election calendar, hosted by a SVRA member, will be May 28<sup>th</sup> at 7pm. The forum is open to ALL candidates and will be available through Zoom if you are not able to attend; the link for Zoom is on the Corporate Secretary's Greeting in your election packet.

**General Managers Report:** General Manager Keri Sawdy gave the following report:

**Account Statements:**

All bank accounts have been reconciled for April without discrepancy. As relayed last month, the Board of Directors voted to move \$250K of our Operating Account to a Fidelity Money Market. With the transfer, you will now note on the Balance Sheet, that we have delineated the Operating Account into the two current accounts at the BOSV and Fidelity. The total of the two, \$555K+ is the entire Operational Account. The bulk of our Major Maintenance Account was transferred on 5/9 to the Operating Account, thus this account is still itemized on the April reports. For those who may not have been able to join us last month, the transfer of the Major Maintenance Account was approved for the purpose of covering the construction costs of the Green Canyon Water Project. As a side note, with the accrued interest for April of \$209.85 the Major Maintenance Account will remain open for us to utilize and replenish when able.

The movement of the \$250K to the Fidelity Money Market yielded an interest income of \$984.03 for the month of April and shows an estimated annual yield of 4.89%. Though we plan to only hold this money in the account through October, we have a potential of over \$6K of interest.

Your 2 Charles Schwab CD's totaling \$100K have brought in \$403.42 in monthly interest sweeps and lastly, the Equipment Replacement Program Money Market showed a 7-day yield of 4.96% and contributed to another \$554.74 in interest.

We take our fiduciary responsibility to heart and are pleased that we have already surpassed our annual projection for bank interest income and the members have made \$8,831.05 just through the month of April.

**Assessments:**

2024 Assessment Status: As of May 9th we have collected 1682 lots with 344 remaining or at 83.43 % collected. As a reminder, only members in good standing can vote in next month's annual election. The accounts go through a final audit on June 17th to indicate the eligible voters. A member is considered in good standing when all of their assessments, past and present have been paid in full.

**Business Activities:**

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

- Gross Profits remains consistent at 2.04% better than budget.

Areas that contributed were the Bank Interest Income, Transfer of Ownership, Barn Rentals, Fitness Room Passes, and an early surge in Season Pass sales.

- Expenses for daily operations are trending below budgetary forecasts at 93.80%
- Net Operating Income is 8.64% better than budget with a closing number of \$644,209.70.
- The YTD cash assets as of the 4/30/2024 Balance Sheet total \$1,494,722.82.
- The summary of the financials are available on the SVRA website and detailed copies are always available by request at the Association Office.

**Capital Campaign:**

Currently our Capital Campaign savings account rests at \$23,602.22. The Capital Campaign is a member donation fund meant for the exclusive betterment of the Cedar Creek Center. These are not assessment dollars.

**Facilities:**

With the departure of Kurt, Ernie, our facilities manager, has taken on the additional responsibilities of shop ordering, reel sharpening and irrigation. Ernie has been invaluable for 24 years and his can do attitude never falters.

The Pool is filling as we speak and the filtration and heaters to be turned on this weekend. The pool opens on Memorial Day weekend so get your goggles ready!

Swim Lesson Sign up will be open to Members on Monday, May 20th from 4:00-7:00p.m. at the Association Office. This is on a first-come-first-served basis. Afterwards the online registration form, posted on our website under the Events & Activities via the weekly events subsection will be activated by the instructor.

Restocking of the Fishing Pond on Aspen Hills #8 will take place next Thursday with cutthroats, tigers and browns.

The deck expansion of the Cedar Creek Center to the Driving Range will continue over the course of the next few weeks.

All buildings and facilities have been turned back on for the summer season with upgraded lighting in the Aspen Hills Pro Shop

The Aspen Hills Tennis/Pickleball court hours will mirror those of the Pro Shop and are pay-to-play. Reservation of the courts can be made via either pro shop phone number or via the Administration Office. As always the Vista Drive Courts remain at no cost.

On Saturday May 18th, the Forestry Department, with our authorization, will be utilizing the airstrip to practice their fire mobilization. If you pass by, you may see the use of water though no actual fires will be used in their training.

**Golf Course Maintenance:**

A huge thank you to; Larry Tucceri, Dale Hoyt, Donnie Beavers, Alan Motzkus, Jay Averette, Jerry Earl, Mike Davis, Doug Carpenter, Shannon Riley and Kile Johnson for their unrelenting dedication to our courses. These gentlemen have gone above and beyond and rose above every challenge to ensure our transitional year goes all but unnoticed.

Aspen Hills #8 Greens were marked by voles. Sanding and Seeding will commence to repair this area.

Cedar Creek course was fertilized the first week of May.

At this time we have one piece of equipment out for repair and are looking to replace a canopy on one of our mowers.

**Golf:**

We are venturing towards our first tournament, Mixed Moose. This year we will host a dance, silent auction and Calcutta on Thursday evening to open the festivities. The sign up deadline is May 24th!

Junior Golf is a huge success with almost all classes sold out. The sign up form is on the Home page of our website.

We are Beta testing an online Golf Cart Sign Out Form for our Junior Players who are without an adult and driving a cart. This form, accessible via a QR code will log the players name, phone number, time of play, cart number and will take a picture of the player's driver's license. This information will be kept on file so that we can communicate in the event of any damage.

I want to extend my appreciation to Alan and Stephanie, for spearheading all facets of our tournaments, for outfitting our shop with such a colorful assortment of merchandise and making every player feel like a friend.

**General Manager, Keri Sawdy, also made the following statement:**

There was a recent mass emailing this past Wednesday, to which the contents were provided to the Administrative Office for multiple members had concerns regarding the claims. Though the email was meant to be part of a campaign platform, it appears the group is campaigning against the Association, the current standing Directors and those they will potentially have to work in conjunction with. This leaves me baffled.

My first reaction was one of anger, however, anger is a secondary emotion. At the core it is sadness, for the authors know so little of the Association they are condemning and yet, want to manage on your behalf.

With regards to, "We have yet to see a single assessment decrease..." it must have slipped their minds that in 2009 the Association lowered assessments by 20.66% and in 2010 by 17.66%, and remained consistent for three years in a row for 2012, 2013 and 2014. In 2015 the assessments increase by only 2% or \$7.00. In 2016 we saw an increase of less than a quarter of a percent at 0.17%. From 2017 to 2021 the total increase was 7.89% for a 5 year period. In 2022 53% of our membership or 1,069 lots had an assessment reduction with an average decrease of 8.12%. Also in 2022 47% or 947 members were assessed an average of 20.2% lower than the maximum allowable assessment. Why? Because the projected Association expenses did not require an increase.

A budget is based upon calculated or estimated projections, which takes into consideration historical data and forecasting. Expenses are determined and factored first and only then are the Assessments calculated to match the NEED of our community. When we trend better than predicted, any overages are YOUR reserve savings which directly correlates to the Association's ability to fund additional recreation and projects.

Currently, Plats 4, 11 and 22 still remain 18% below the maximum allowable assessment. In addition, as of 2024, we have 597 members assessed below the 2021 uniformed assessment and of that 597 a total of 483 members are assessed below the 2020 uniformed assessment. Knowing that the litigation in 2021 prevents the Association from utilizing a uniformed assessment, the Board of Directors searched for an amicable solution for 2024 and our former Treasurer Bitter recommended a leveled increase of \$11.81 to be applied to all plats.

To suggest and design a narrative that the status quo has never facilitated a decrease to assessments is more than just irresponsible, it's negligent.

Your Association is a Non-profit entity that must account for our revenue and expenses. The independent annual audit of the 2022 calendar year shows that our members own \$3,631,388.00 in net fixed assets which includes buildings, equipment and land. At the 2023 End of Year reconciliation, the Association closed the year with only \$39,340.78 to be transferred to the Major Maintenance savings account. This equates to \$19.51 per lot that was able to be allocated towards our future needs savings after all Operational Needs and Capital Expenditures/Improvements were accounted for.

To create additional recreation or to reduce the member's fee associated with the same, the Association must look to passive revenue streams to compensate for the loss of potential earnings that offset the entire Association. This is NOT attracting financial profit, this is good stewardship of the member's finances to ensure the Association has funds available for unforeseen circumstances, infrastructure maintenance/repairs and replacements along with expansion of recreation without having to borrow and place ourselves in debt.

Also within the second paragraph, the group alludes to "non-member perks and discounts designed to attract profits for the bar, restaurant and pro shop." As you all know, the restaurant and bar is a leased property and as the Lessor of the property, the Association cannot impose or offer ANY perks or discounts. Touching upon pro-shop profits, I am concerned that this group doesn't understand retail management and that income generated from merchandise sales offsets the courses expenses. Members however, receive a 10% discount off of pro-shop merchandise.

To continue a false account that can be debunked related to a golf simulator, once again illustrates deceitful tactics. Is it true that I brought forth the idea of opening up the Cedar Creek Center in the winter as a communal space for our members to congregate? Absolutely. When the Cedar Creek Center was built, a Capital Campaign was created to subsidize furnishings and was funded via member donations. The stars on the wall – those are the members who donated into this fund. In total, over \$140K was raised for the betterment of the membership. From the remains of this fund, \$23K+ we discussed a golf simulator, an indoor ice skating rink and I even priced out two 12 x 28' indoor pickleball courts. The utilization of the donated funds will also provide for a new air conditioner condenser and blinds for the gym. Do these items also need to be voted on by the entire membership or just those who donated to the fund?

Beginning in April 2023, the Association began to record and post our Board of Director meetings on the website under the homeowner's section. This provides ALL members with the ability to remain informed and kept abreast of

Association related business. In a second effort to remain accessible, an electronic Suggestion Box was created and promoted under the 'Contact Us' page of our website.

The insinuation that the current Board of Directors does not care to represent the younger families within our community is completely erroneous. Current and former Directors have rallied to understand the dynamics associated to the Common Area Lots of our Cedar Creek Park. The goal has and is to reorganize the amenities, and add to the existing by extending our footprint and to move the playground from the 9th fairway for child safety. I know we all like to think that we are young at heart, but this endeavor will greatly benefit the children in our community.

In 2022 an Opinion Survey was completed for the Town of Star Valley Ranch with the Summary Report, found on their website, and it indicates the following two areas were of the utmost importance; maintaining a rural lifestyle and outdoor quiet recreation such as golf, hiking and cross-country skiing. The Association does have a responsibility to all members and looks to preserve our current offerings with staged recreational additions based upon available funds, the rotation of funds to all amenities and of course, maintaining the rustic feel of our community. In the past 6 years the Association has spent a total of \$110,418.51 in Capital Expenditures for recreational expansions and improvements.

- \$41,253.70 on the Vista Pickleball Courts
- \$33,000 in resurfacing the tennis courts and adding 4 Pickleball courts with an additional \$2,000 in nets
- \$2,500 for Disc Golf
- \$16,476.86 in gym equipment with \$3,854.25 for fob access
- \$11,333.70 pool upgrades

Again to say that the Board of Directors is not serving the interest of ALL members is a fallacy. Perhaps the correct statement should be, the Board is currently not allocating funds to the amenities that the "Reform" group wants. Perhaps this is because our Association is 54 years old and the Board needs to remain cognizant of its future needs pertaining to our infrastructure, where one such repair is \$356K. I'll let you be the judge.

**Old Business:** None Stated

**New Business:** None Stated

**For the Good of the Order:**

Member, Marty Aroian, spoke about incorrect email addresses on the SVRA website, the email he wrote to the BOD, the newsletter announcing the first election candidate, Patty Judge, and the GCM's resignation. He requested a reply to the above mentioned email.

GM, Keri Sweet, responded to Marty's comments.

Member, John Gullo, addressed the BOD with remarks about the "Get the Vote Out" event. He also commented on the \$50,000 he planned to donate to pickleball.

GM, Keri Sweet, replied with statements in regards to the same.

Director Viollis also spoke about comments made at "Poppin' with The People" by Deb Larson.

Member, Deb Larson, read numerous emails to/from the GM in regards to the posting of the "Get the Vote Out" event.

Member, Wayne Huhtala, commented on emails received from the BOD in regards to the "Reform" group. He also spoke about GCM, Kurt Richmond's resignation.

Employee, Ernie Bigelow, told the audience that there was a staff meeting with 7 in attendance that heard Kurt state that the catalyst for his leaving is the uncertainty within the BOD. He also gave the group some bullet points on why he was leaving and he approved the statement that was put in the newsletter.

Director Viollis also confirmed the statement made by Kurt Richmond.

Member, and former BOD, Donna Thompson, spoke about the potential Pickleball courts and the maintenance involved.

Member, Norman Bos, read a statement prepared by member, Val Smith regarding rumors.

Chairman Thacker and Director Viollis also made comments in response.

Employee, Ernie Bigelow, asked why current and prospective members of the BOD haven't made any reassuring comments to the employees.

GM, Keri Sawdy, asked why there was so much filth being spread on the Reform Group’s website.

Member, John Gullo, made another comment regarding Pickleball.

Member, Donna Thompson, addressed the audience and said “Don’t believe everything you hear. Go to the source.”

Member and TCR owner, Katie Toolson, thanked the community for their support and told the audience that the team of SVRA employees is amazing. She also read a statement written by member, Maria Simental, regarding the Candidate Night on May 28<sup>th</sup>, 2024.

TSVR Councilman, Ron Denney, asked how he can reply to the Reform Group and if there will be more responses to the other listed reforms.

Member, Mike Black, asked about verifying lot numbers for the election. He also made comments regarding GCM, Kurt Richmond’s resignation.

Member, Ken Crittenden, praised GCM, Kurt Richmond, and agreed that he wouldn’t have left if not for the upcoming election. He also said that all employees should be respected.

Member, Shauna Crittenden, stated that she has had letters and messages texted to her with disparaging comments about the BOD. She praised Councilman Thacker’s commitment to the Association and said that the entire BOD should be applauded.

**Adjournment:**

- Director Dickerson made a motion to adjourn the May 16, 2024 BOD meeting. Secretary Earl seconded the motion. Motion passed unanimously.

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Carolyn Thacker, Chairman

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Ken D’Souza, Vice Chairman

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Ann Earl, Secretary

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Mike Perretta, Treasurer

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Mike Wardle, Director

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Tony Viollis, Director

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Bobby Dickerson, Director