



**Board of Directors Meeting**

**March 20, 2025**

**7:00 P.M.**

**SVRA Cedar Creek Center Meeting Room**

Mike Wardle: Chairman - Present  
Tony Viollis: Vice Chairman - Present  
Patty Judge: Treasurer - Present  
Mike Perretta: Secretary – Present  
George Toolson: Director – Present via Zoom  
Carolyn Thacker: Director – Present  
Bobby Dickerson: Director – Absent

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

**Recognition:** N/A

**Chairman Announcement:** Chairman Wardle made the following statement:

Before we adopt the agenda the membership has a right to know that Director Dickerson has had no contact that I am aware of with the directorship since last month's BOD meeting. As of today he has not opened his new email since it was issued the first week of February.

**Adopt the Agenda:**

- Secretary Perretta made a motion to approve the meeting agenda as written.  
Director Thacker seconded the motion.  
Motion passed with unanimous approval.

**Approval of Executive Minutes for January 17, 2025 Board of Directors Meeting:**

- Vice Chairman Viollis made a motion to approve the minutes of the January 17, 2025 Board of Directors Executive Meeting.  
Treasurer Judge seconded the motion.  
Motion passed with unanimous approval.

**Approval of Minutes for February 20, 2025 Board of Directors Meeting:**

- Director Toolson made a motion to approve the minutes of the February 20, 2025 Board of Directors Meeting.  
Secretary Perretta seconded the motion.  
Motion passed with unanimous approval.

**Chairman's Report:** Chairman Wardle gave the following report:

We are now on the surveyor's schedule to have the lots marked for the new playground. The last hurdle will be complete and we can move forward.

**Standing & Special Committee Reports:**

**H&E:** Treasurer Judge gave the following report:

1. Our annual St. Patrick's Karaoke was Saturday night. We had a good crown and everyone was impressed with the new look of our banquet room. Doing karaoke with overhead blaring lights was never a good look! The group all agreed that the new dimmable lights are a great addition to this room and they make it much more user friendly for a wide variety of events. A big thank you goes out to Ernie and Tom for getting all of this done in time for the event.
2. The next event that is on our schedule is the annual Easter Egg Hunt on Saturday, April 19 at 10am. Volunteers will be stuffing eggs on Friday, April 4 at 1. If anyone is available to help that day or assist with hiding the eggs earlier the morning of the event, we would love to have you. Either come speak with me after the meeting or call the office.

**Golf & Greens Committee Report:** Director Toolson gave the following report:

Well, here we go—We are looking towards the 2025 golf season at Cedar Creek and Aspen Hills. The major hiccup at this time is the level of the "White Stuff" you folks up north are still enjoying. After talking to your golf superintendent Larry Tucceri a couple of hours ago, the guys on the hill are ready to go but the "White Stuff" is hanging in there. Attempts to "Black Sand" the greens resulted in a stuck snow machine. Through engineering from guys on the "Hill" and probably Ernie & Tom, they have come up with a spreader for the sand and the snow will GO! The crew is shooting for 2nd week of May to start opening things up for the season.

The new fleet of golf carts for the Ranch should arrive in April.

A new idea for the upcoming season is Platinum Members will receive a \$20.00 punch card for beverages from the SVRA beverage cart, and a hat sporting with a newer version of logo, showcasing SVRA.

For all of you Snow Birds who found out your GHIN account no longer will accept your scores, let me introduce you the guy that can fix it. A big SVRA welcome to your new golf pro-Nick Harding.

**Architectural & Utilities Committee Report:** Director Thacker gave the following report:

Last month I reported that the Architectural Committee had completed a revision of the Associations Architectural Control Policy. The Board voted to approval the revision in the February Board meeting. There is a revised policy on the Association web page. This policy follows what is required by the HOA's DCC&R's for building on the Association lots. This revision streamlines the building process for the members wanting to build. The Town will be issuing all required building permits. All the paper work that the Association requires to be filled out is now at the office. Again I want to thank Brent Miner for his time and help in completing this process. With his help this was a smooth process. If you have any questions, Brent or I will be happy to help you.

The Association has a media room that is located across from the office that has had very little use. The idea to turn the room into a massage room was talked about. There has been an inquiry by a member of possibly using the room to offer massages and sport massages to the members. If this is agreed upon, the member would lease this room from the Association. The bookshelves would be moved into the hall so the members would still have access to the books. This is still is being discussed.

**Finance and Legal:** Treasure Judge gave the following report:

1. All accounts for February have been reconciled with no discrepancies.
2. There are several things to note for those of you who deep dive into the online bank information that we now make available to you.
  - \*Our two Fidelity accounts were compromised last month. Our funds were immediately transferred into new accounts leaving a few dollars in the old accounts with no issues. However, this will show up on our ledgers with 4 accounts instead of the two accounts we normally have last month and again this month.
  - \*The gym account is over budget due to an emergency repair to a piece of equipment. We expect this to even out later in the year.
  - \*Our payroll budget will be over every month this year due to the steps voted on at last month's meeting. If you have any questions about how this will be rectified at the end of the year, please don't hesitate to ask Keri or me after the meeting.
  - \*For those of you not at our last meeting, I want to make sure that you have seen this great tool that Heather and Keri created to help us understand where the different types of income go and how each account is able to be spent. Handouts are on the back table.

**Secretary's Report:** Secretary Perretta gave the following report:

I'd like to remind everyone that March 30<sup>th</sup> is the last day to accept ballot motions from members. Please vote on the motions to bring our By-Laws in compliance with the Wyoming Non-Profit Act.

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

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

**Business Activities:**

With the 2024 end of year operating reconciliation motioned in last meeting, we have since opened the BOSV assessment Major Maintenance account, opened an additional Fidelity account and ceased interest sweeps from Charles Schwab to the BOSV. On 3/12/2025 the transfer of \$250K from the BOSV Operating Account to Fidelity was completed. The last remaining banking item will be to open a Non-assessment Major Maintenance Money Market Account. The year-to-date financials finds that at the close of February:

- Gross Profits are slightly better than budgeted, closing at just over \$1M, \$73K or 100.64%.
- Expenses for daily operations are going to show skewed this and in the months to come due to the payroll increases stemming from the 2024 EOY golf income. What is indicated on our February Budget vs. Actual is that we are 16.28% over budget, however when removing the payroll increases we are trending at just over \$173K in expenses or 88.25% to budget.
- This then makes our Net Operating Income, prior to depreciation, is a total of \$899,948.30 or 3.32% better than budget.
- The YTD cash assets as of the 2/28/2025 Balance Sheet total \$1,477,294.63
- The summary of the financials are available on the SVRA website and detailed copies are always available by request at the Association Office. Additionally, Heather and I are available to further discuss the delineation of the banking accounts and offer further tools to aid in your understanding.

**Assessments:**

2025 Assessment Status: as of March 19<sup>th</sup>, 1361 accounts have paid in full which equates to 67.51% collected. To accomplish our goal of 97% collectability we have 595 accounts remaining outstanding. As a reminder, if annual assessments are not paid by March 31<sup>st</sup>, interest will be retroactive to March 1<sup>st</sup> and will continue to accrue at the correlating plat's interest rate of either 6 or 7%.

**Collections:** In total our collection efforts have recovered \$36,905.37 for the Association.  
2024: 65.42% collected and have only 2 accounts remaining  
2023: 59.26%

**Foreclosures:** Lots located in Plats 12 and 21 with a second round of lots in plats 2 and 3.

**DCC&R Violation:** The Association received a violation complaint as it relates to Article VIII, Section 5 of Plat 15 & 16. This section states that no mercantile, manufacturing, mechanical or trade business, or business establishment of any nature shall be maintained on said land. As the paperwork was received well after the documentation used to corroborate the complaint was obtained, the Board of Directors agreed to connect with the member via a formal letter, reiterate the Association's policies and aid this individual with seeking a suitable alternative. At this time, the Board of Directors do not feel additional steps or processes are deemed necessary.

**Capital Projects:** The Cedar Creek Park expansion project is moving forward with the land survey by Scherbel this spring. We will be combining our four lots into one parcel with the county and a rezoning process through the Town of Star Valley Ranch. For those unaware our legal counsel performed an in depth review of the original land documents and the four lots were deeded to the Association as Common Area, not single family. In terms of the 2025 budget, the estimated survey costs of \$6,100 will show within the Budget vs. Actuals report as over budget as the Board has decided to allocate the 2025 Cedar Creek Park Capital Expenditure Money to the tangible infrastructure.

#### **Facilities:**

How could I begin a facilities update without commenting on the transformation of this room! We are migrating from just a meeting room to a multifaceted space that can be rented to our membership and the public for more formal occasions. A new A/C unit is to be installed this spring/summer. An original A/C unit from the building of the Cedar Creek Center needs to be replaced. A new unit has been ordered and will be installed this spring/summer. The funds for which will be taken from the BOSV Assessment Major Maintenance Account.

As Ernie and his team ready for the upcoming season, we will be saying goodbye to the winter recreation component of the Ranch. The poly poles marking the formerly groomed tracks have now been removed, the ice-skating rink is closed and snowmobiling will soon be coming to an end.

I would like to personally thank the Fresh Tracks Charter Club led by Fred Lamming and John Walker with the assistance of Trevlyn Clarke who put on a fabulous cross-country poker run on February 22<sup>nd</sup>. Heather and I were so excited to be a part of this event where 50 participants stopped at various holes on the Cedar Creek Course to play carnival like games, receive their poker cards and then to all met back at Three Canyons Restaurant for the best-hand awards. Be on lookout for their next Charter Club meeting date as they wish to discuss how to expand further in 2025/2026.

#### **Golf:**

Again, I would like to welcome Nick not only to our team, but our community. It truly has been a pleasure working with Nick as he has taken the reigns like the Pro he is. For those unaware, Nick has been working behind the scenes since January and has already scheduled 3 Demo Days one of which is the Saturday of Property Owner's Weekend, solidified Cedar Creek hosting the Wyoming Senior Amateur Tournament in September and has been formulating and streamlining the inventory control system within our POS software. I am beyond overjoyed to start this season with a Pro who is member experience oriented and dutifully organized. I can't wait to see where you take us.

Platinum Pass Holders – You are the life blood for our courses. The Men's and Ladies Leagues provide our team with ample hands, volunteering for beautification, events and major construction projects. We want to recognize you this year and moving forward with additional perks. Like in years past, when Duffer bucks were part of your package, we will now honor this time old tradition with Beverage Bucks, with a value of \$20 per pass holder to be used, without expiration, on the Beverage Cart. In addition, we have created a new logo which will be made into hats exclusively for the Platinum Members. You make this place swanky and deserve some swag. So thank you for all you do! For those who have purchased your passes already, we will be connecting with you to ensure you receive your goodies.



**Old Business:** None

**New Business:** None

**For the Good of the Order:**

Chairman Wardle told the membership that the BOD has received a ballot motion to remove Director Dickerson from the board. The board is seeking input from the membership.

Member Victor Padilla stated that Director Dickerson was elected to this board because he wanted to help out. He is not on any committee, what does he do? I feel like we should have someone that wants to take responsibility to help out on at least one committee which then frees up some time for the other directors.

Member Michael Davis commended the board for picking up the slack. He stated that the only way a BOD functions effectively is if each member is active in the community.

BOD Treasurer Judge made the following statement: As you are aware, election season has begun again. I am hoping, along with many in the community, that this year's election will remain positive. Focusing on how each candidate might contribute their time for the good of the entire community, and what they want to accomplish if they are elected rather than honing in strictly on what's wrong. Continually stressing the negative without acknowledging the positive in our community does nothing but divide us, when we should be working together to reach the goals of the majority of our community. All of us realize that not everyone is going to be pleased with every decision that is made, but our hope is that our community will respect the fact that the decisions we make are made after serious deliberation and made with what each of us believes to be the best interest of the community in mind.

BOD Vice Chairman Viollis made the membership aware that at the February meeting Director Dickerson was dishonest. When elected to the BOD, Director Dickerson wanted to be in charge of the park remodel. After we were able to actually start the work Director Wardle asked him if he would take over the Park Committee. At that time he refused.

**Adjournment:**

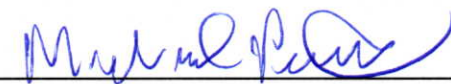
- Treasurer Perretta made a motion to adjourn the March 20, 2025 BOD meeting.  
Vice Chairman Viollis seconded the motion.  
Motion passed by unanimous approval.



Mike Wardle, Chairman



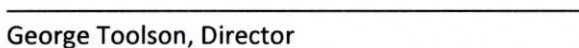
Tony Viollis, Vice Chairman



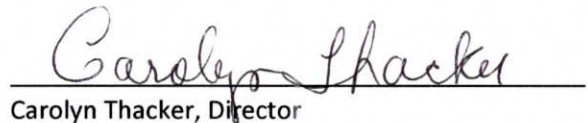
Mike Perretta, Secretary



Patty Judge, Treasurer



George Toolson, Director



Carolyn Thacker, Director



Bobby Dickerson, Director