



Board of Directors Meeting

April 17, 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: Chairman Wardle recognized Mayor Ruzena Rok.

Adopt the Agenda:

- Vice Chairman Viollis made a motion to approve the meeting agenda as written.
Director Thacker seconded the motion.
Motion passed by unanimous approval of present Board members.

Approval of Minutes for March 20, 2025 Board of Directors Meeting:

- Treasurer Judge made a motion to approve the minutes of the March 20, 2025 Board of Directors Meeting.
Secretary Perretta seconded the motion.
Motion passed by unanimous approval of present Board members.

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

OK it's all my fault I did it, I apologize, I took my snow tires off yesterday. So I am sorry. Number 2 apology is to the people who live on Green Canyon Drive. I have to inform you that LVI has now decided to replace their water line. I only bring this up because the forest service permit to dig has to come through the HOA. It will look like it is us, but I guarantee that it is only the paperwork. This concludes my report, any questions?

Standing & Special Committee Reports:

H&E Committee Report: Treasurer Judge gave the following report:

1. Our annual Easter Egg Hunt is this Saturday beginning at 10:00 a.m. We will start hiding eggs about 8:30, if anyone would like to join us.

2. I'd like to thank everyone who showed up to help stuff almost 2000 eggs on Friday April 4th. Having a great group of people to help us, we did it in record time.
3. Tony and I are already turning our sights to 4th of July. We are open to suggestions that any of you might have for improvements, and if there are any of you, who'd like to help, please let one of us know, or call the office.

Golf & Greens Committee Report: Vice Chairman Viollis gave the following report:

Golf Course: This coming Monday the 21st, the Green Crew will be pulling the stakes around the greens, mowing, spiking and fertilizing. The putting green will be open for the season also on Monday. The Driving Range animal yardage markers are getting a spruced-up paint job for the upcoming season. The range will open as soon as the snow has melted and we and pick the range properly.

Greens Crew will be treating the greens for pink snow mold and will be adding a second application of turf builder this year for a June and July application. Spraying for dandelions on fairways and tee boxes will commence shortly with a product that kills the plant before the growth begins. Once bloomed a second application will be applied. A new product will be incorporated this year that breaks down the water molecules for granular products to be more readily absorbed into the soil. The sandbox is also getting an upgrade with a sand/seed 20/80 mixture with Kentucky Blue and Bent Grass.

The stocking of the fish pond at Aspen Hills is on hold until we determine the amount of winter kill and population remaining.

Pro Shop: Pro Shop is now open from 10:00a.m.-4:00p.m. Monday-Friday. Nick Harding, our new Golf Pro is manning the shop and crafting a fabulous retail space. Our new Fleet of 64 Yamaha Golf Carts is expected to arrive May 14th.

Tournaments: Mixed Moose Tournament is already ½ full. The deadline for the tournament is May 24th with the tournament dates of June 20th and 21st. The player check-in and Calcutta will be held on Thursday June 19th. 2025 Tournament Sponsorship is underway. For sponsorship information, please contact either the Pro Shop, Administrative Office, or go online to our website.

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

The Architectural committee has only received and approved two completed sets of paper work that is needed to meet the requirements to build on Association property, and one completed application to move a house from Jackson to be placed on a purchased lot. There are still uncompleted requests to build that need further info before the Committee will approve. This concludes my report.

Finance and Legal Committee Report: Treasure Judge gave the following report:

1. All accounts for March have been reconciled with no discrepancies.
2. For those of you who looked at the Board's agenda for last Friday, it made note of the Scherbal survey for Cedar Creek Park and there was a note about not combining with the golf course common areas that we feel needs some explanation. In the original agreements with the Stuarts when we separated from their interests, there was an agreement that if the HOA ever failed or disbanded that the golf course property would revert to them. So in looking at revising the property for the new park, we made a decision to not merge it with the golf common property, only with the common property surrounding the pool, so that it would not be included in that agreement any time in the future.

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

Just a reminder the candidate packets are due Tuesday April 29th at 4 p.m. Candidate orientation night will be on May 6th at 6 p.m. in the banquet room. The candidates will also have a Q&A night on May 27th from 6-8 p.m. also in the banquet room.

Included in the election packet are two ballot motions to update the bylaws. One is the have the 'must haves' including conformity with the Wyoming Non-Profit Corporation Act, and the 'nice to haves' which is clerical changes. These will

also be available at the post office, the Association office, and our website. If you view this on the website it will also show that these changes have been approved by the legal team.

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

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

Business Activities: Key areas of budgeted income that are performing higher than our conservative expectations are the Recreational Use Fee for all new property owners along with our banking interest for our various accounts. At the close of March, just these two categories were up almost \$11,000.00.

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

- Gross Profits are slightly better than budgeted, closing at just over \$1.1M or 101.94%.
- Expenses for daily operations are at \$232,288.29 or under budgetary forecasts by 15.7%.
- This then makes our Net Operating Income, prior to depreciation, a total of \$861,239.50 or 8.34% better than budget.
- The YTD cash assets as of the 3/21/2025 Balance Sheet total \$1,524,488.70
- 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 4/11/2025 1,548 accounts have been collected with 408 remaining to reach 97% collectability. The collection rate of 76.79% is ahead of this time last year.

Collections: In total our collection efforts have recovered \$36,905.37 for the Association.

2024: 71.48% collected and have only 2 accounts remaining for a total of \$2,396.25

2023: 60.39%

2025: We are currently looking at 32 accounts, for a total of \$32,993.76, to send to collections based upon our Delinquent Assessment Operating Policy.

Foreclosures: Moving forward with legal paperwork for Lots located in Plats 12 and 21.

Facilities: The semi-annual Three Canyons lease inspection was completed without a hitch. There were two areas notated that we, as the Lessor, will repair. Prior to the heat of the summer, Ernie will be measuring and installing sunshades within the restaurant to minimize the afternoon glare.

Slated for this season Ernie will also be spearheading the completion of the Aspen Hills improvement with irrigation, landscaping and the fabrication of the Gazebos along with the siding of the Aspen Hills Pro Shop. Ernie's 26-years of dedication to the Association is evident by his can-do attitude and his willingness to expand his responsibilities which now overlaps into the golf course grounds.

You'll note a few extra touches outside this year with the incorporation of rocking chairs and planters decorating the lower deck overlooking #9 along with outside of the Pro Shop.

Greens Maintenance: We are so much closer to spring! For me, the barometer is always the opening of our Cedar Creek Center Driveway. A Big Thank you to Larry, Chris and Kyle for their tenacity and drive to open and prepare the courses for our member's enjoyment. As Tony stated, the putting green will be open this coming Monday and the Greens will be mowed spiked and fertilized. Although this is an extremely busy ramp up period, I am excited to see all of our guys return and how they band together under Larry.

Golf: Season Pass holders are feeling the itch to get back on the greens as the Season Pass and Punch Card sales are up for this time of year. As a thank you for the Platinum Members, we have created an exclusive men's and ladies hat which will be showcasing a fresh logo. The hats are currently in production and will be here at the end of May. We have also returned the Duffer's Bucks in the form of a \$20.00 Beverage Cart Punch Card. The punch cards are considered the same as cash and will be handed out one per Platinum Member.

Our Golf Pro, Nick Harding is onsite Monday-Friday 10:00-4:00 tirelessly ordering and organizing the Pro Shop for this season. Should you need assistance with your GHIN reactivation, special orders and/or club fittings, we invite you to stop on in and say hello.

Old Business: None

New Business: None

For the Good of the Order:

Chairman Wardle said there have been two ballot motions sent to the Board to remove Director Dickerson from the Board. Chairman Wardle asked for the audiences input on what they feel the Board should do.

Member Greg Nelson asked about the background of the situation. Chairman Wardle replied that at the last Board meeting a member asked what Director Dickerson was doing for the Association to which he replied he has refused to take on the assignment he was asked to do, which was the park design, and he has not accessed his Association email address since it was created on February 2nd, 2025. Director Dickerson has also had no contact with any Board members in recent months. Chairman Wardle also advised that the membership would have to vote to remove him from the Board. This vote would take place on the annual election ballot.

Member Katie Toolson expressed her frustration with having someone on the Board who does not show up to meetings or assist the Board in anyway.

Member Rick Roundy asked what percentage of votes would be needed to remove Director Dickerson. Chairman Wardle replied we would need to have a 30% quorum of votes and then a majority. This is the same as what is required to be elected onto the Board. Rick then expressed his agreement with Katie's statement.


- Chairmen Wardle asked the Board to vote on whether or not to include the removal of Director Dickerson on the annual election ballot.
Motion passed by unanimous approval of present Board members.

Adjournment:

- Director Thacker made a motion to adjourn the April 17, 2025 BOD meeting.
Vice Chairman Viollis seconded the motion.
Motion passed by unanimous approval of present Board members at 7:30 p.m.



Mike Wardle, Chairman


Tony Viollis, Vice Chairman


Mike Perretta, Secretary


Patty Judge, Treasurer


George Toolson, Director


Carolyn Thacker, Director


Bobby Dickerson, Director