

**Star Valley Ranch Association  
2025 Annual Membership Meeting  
JUNE 28, 2025  
The Cedar Creek Center - 1800 Cedar Creek Drive**

**In Attendance:**

Mike Wardle: Chairman – Present  
Tony Viollis: Vice Chairman – Present  
Patty Judge: Treasurer – Present  
Mike Perretta: Secretary – Present  
George Toolson: Director – Present  
Carolyn Thacker: Director – Present via Zoom  
Julie Christiansen: Director – Present

- I. The 2025 Annual Meeting was called to order at 8:03 A.M. by Chairman Wardle.**
- II. Pledge of Allegiance**  
The Presentation of the colors was presented by the VFW. The Pledge of Allegiance was said by all members present.
- III. Reading of Official Notice:** Secretary Perretta read the following:  
Notice is hereby given that the annual membership meeting of the Star Valley Ranch Association incorporated a nonprofit incorporation of Star Valley Ranch Lincoln County Wyoming will be held at 8 A.M. on Saturday June 28, 2025 at Star Valley Ranch in the multipurpose room in the main level of the Cedar Creek Center.
- IV. Opening Remarks:** Chairman Wardle made the following remarks:  
I want to take a moment and thank our local chapter of the Veterans of Foreign Wars for their service to our country and for posting our colors. You gentlemen do us proud.
- V. Review of 2024 Financial Audit:** DeCoria and Company's Senior Auditor, Phil Tippetts, reported the following:  
We have audited the company's financial statements of Star Valley Ranch Association as of December 31, 2024. In our opinion the financial statements referred to above present fairly in all respects the financial position of the Association as of December 31, 2024. We conducted our audits in accordance with the standards widely accepted in the United States. We use the highest standards and the Association meets those standards. As far as the audit goes it was clean there were no issues, problems, or concerns. If anyone has any questions feel free to reach out to Phil through Keri.

Director Christiansen asked Phil for clarity on a note in the audit regarding liquidity.

Phil advised that the note shows what we have in liquid assets and that liquid assets are needed to cover at least 90 days of expenses. It shows that we have at least that amount and are in a healthy financial status.

**VI. Report of the Number in Attendance:** Election Committee Chairperson Carol Woodward reported we have exceeded the quorum requirement.

**VII. Reading of Minutes of June 22, 2024 Annual Meeting and approval of same:**  
Member, Trudy Funk, made a motion to accept the meeting minutes from the 2024 Annual Meeting as they were written and distributed.  
Member, Bonnie Johnson seconded the motion.  
Motion passed unanimously.

**VIII. Reports of Standing Committees:**

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

**A. Ballot Motion #1**

Chairman Wardle advised that this ballot motion was to get our by-laws to match with the Wyoming state nonprofit corporation.

Member, Ken D'Souza, made a motion to accept Ballot Motion #1 as it was written.

Member, Shannon Riley, seconded the motion.

Motion passed unanimously.

**B. Ballot Motion #2**

Member, Shannon Riley, made a motion to accept Ballot Motion #2 as it was written.

Member, Lloyd Funk, seconded the motion.

Motion passed unanimously.

Chairman Wardle advised that this was to streamline the processes.

Secretary Perretta clarified that it updated the current lingo. We clarified the roles and updated them to match the way the Association runs currently.

Treasurer Judge added that it allows us to use more current forms of communication including email instead of telegrams.

Chairman Wardle instructed the membership that they must mark their ballots and deposit them in the sealed ballot boxes for counting and tabulation by the Election Committee and that the polls will remain open for 30 minutes following the adjournment of the meeting.

I want to thank our staff and the other members of the Board of Director's for your service to the membership. It is through your service that makes this place run. As you know I am leaving the Board, but it is my pleasure to let you know that we have made some great changes to the HOA.

With your hard work and support we have completed the Green Canyon water line and this fall we will break ground on a new playground for the kids in our community. None of this would be possible without everyone's hard work. I also want to thank Maria and Trevy for their help in the design and picking of the playground equipment.

Until you sit on the Board you do not realize how much time you donate and how much work it really is. I want to once again express my thanks to all the members of the Board on their hard work.

**Vice Chairman Statement:** Vice Chairman Viollis gave the following report:

I have completed my third year on the Board and am rerunning for election. It has been three years of sitting through some long hours of meeting and debating. Some debates were lengthy some we all agreed on easily but everything we have done in the last three years was for the Association.

Instead of listening to rumors come to the Board or the ladies in the office and get the facts. Get involved with the Association. We have a lot of things going on and could always use the help and support.

If the by-laws get passed we will begin working on making those revisions right away. Our next big revision will be working on the DCC&R's. These cannot be officially updated until 2032 but we want to start looking at them as soon as possible. If you would like to be involved in that let us know as we would love all the help we can get.

We have a team of hardworking people remember to appreciate them. I would like to now give my thanks to Larry Tuccheri and his golf course maintenance team, Ernie Bigelow, and the ladies in the office. I would also like to give my thanks to Mike Wardle for all his hard work and dedication.

**Golf and Greens Committee:** Director Toolson gave the following report:

2024 turned out to be an excellent year for the golf business here at Star Valley Ranch. During last season, we lost our long time Golf Superintendent, Kurt Richmond to a military golf course back east where he can receive a full military retirement by managing their course for the next few years. However, all was not lost as Kurt's right hand man, Larry Tuccheri stepped up to the plate to take over the golf superintendent position. Along with Larry stepping up, our facilities manager, Ernie Bigelow also took on the additional title of grounds manager. Between the two of them and their crews, we have 27 outstanding holes of golf here at SVRA.

In August last year, thanks to Jeff Earl our long time concrete "guru", our driving range got a face lift with new stairs and a new launching pad. Along with all the concrete work, member Blaine Rees designed, manufactured and donated all the metal railings and gates for the driving range. Also a big thank you to several members of the Men's Golf Association and the golf maintenance crew. Another project that turned out great.

Work continues on the Aspen Hills parking area, gazebo, and playground upgrading for the little ones.

Last season Cedar Creek Golf Course hosted our first Wyoming Senior Men's Tournament which apparently impressed some of our Wyoming golfers. This year we will be hosting the Wyoming Seniors Amateur Tournament for the statewide seniors.

During the 2024 season, Cedar Creek recorded 19,115 golf rounds followed by Aspen Hills with 5,782 rounds. The revenues for last year increased by 9.8% with income totaling \$941,063.96. When all the smoke cleared, golf operations profits were over \$242,000.00. Also, as of the 2024 season, golf income is now separated from other accounts and continues to accrue interest in a money market account. Thank you to Keri and Heather for your financial wisdom.

For the 2025 season so far, along with 27 outstanding holes of golf, we also have a brand-new fleet of 64 Yamaha Quiet Tech golf carts. The new irrigation line project from Green Canyon is now completed. Thanks to Mike Wardle and several others for taking on this project. The new system is working well and was in dire need of an upgrade to provide water to both courses.

We also have a new golf pro, Nick Harding who came to us from the Entrada Golf Course in Saint George, Utah. His first major tournament at Star Valley Ranch was the Mixed Moose Tournament which was held a week ago. Thanks to Nick, Keri, Heather, Sierra, Ernie, Larry, and the staff from pro shop and golf course maintenance. This was probably the best and most well run tournament ever, at Star Valley Ranch. Participants reported having a great time and will return next year. Well done gang.

**House and Entertainment:** Treasurer Judge gave the following report:

Last July 4th was an incredible day! Over 70 volunteers made the whole thing happen, cooking pancakes, and sausages for breakfast, and over 350 burgers along with almost 200 hotdogs for lunch. Carolyn Thacker and her wonderful cooks sold over 40 pies. The addition of the cowboy coral was a huge hit, and they'll be back this year. We are expecting an even bigger crowd this year with the fourth being on Friday, we're still looking for volunteers if you have a few hours to help next weekend.

In August we had our luau potluck with the live band that will be performing tonight, the Afu Fighters. We had a wonderful craft fair that Shauna Crittenden organized for us in August also.

The annual trunk or treat with the games in the barn and the haunted train ride were a huge success. We made the very hard decision not to do the haunted barn last year. That was a result of not having enough volunteer man power to help build the barn out.

Santa on the Ranch was a great event with kids of all ages showing up to visit Santa and to skate on our wonderful ice rink. For those of you not aware, we have a new winter activities club that sponsored a really great poker run on the groomed cross country trails, and

a moonlit trail run this year. We're looking forward to working with the group this year to provide more winter sports.

We hosted 2 karaoke nights this year that were well attended.

The final event for the past year was our annual Easter egg hunt. Volunteers stuffed and hid over 2000 eggs that about 40 children found in about 30 minutes. The Easter bunny even made an appearance.

**Finance and Legal Committee:** Treasurer Judge gave the following report:

Updating our by-laws was a huge discussion during last year's election. Many hours were spent updating the 2001 version to the version you saw in your election packets. Your board and the association's lawyers have worked diligently to make sure our by laws are now in compliance with the Wyoming nonprofit laws.

On June 6, 2025, the Board of Directors held a hearing pursuant to WYO. STAT. § 17-19-621 to determine whether to suspend a member's membership rights in Star Valley Ranch Association ("SVRA"). The Board considered the evidence presented and, ultimately, voted unanimously, with one member abstaining, to suspend the member's membership rights. In the Board's opinion, this suspension was warranted in light of certain comments and reports the Board had received from SVRA staff members regarding the member's conduct. The member was notified of the suspension by counsel on June 11, 2025.

During the year we created or revised 5 operating policies which includes the by-laws review and revision policy and the end of year closing.

During the last year we've earned over \$31k in interest by reinvesting in CDs, opening money market accounts with higher rates than traditional savings accounts and transferring \$250k in and out of our operational account during our peak income months. New bank accounts were opened to further differentiate between assessment income and golf and other income. A banking flow chart was created to help members understand where money goes. Finally, the 2025 budget reinstated free swimming in our members only pool, and free green fees at Aspen Hills Mondays thru Thursdays.

**Architectural Control Committee:** Vice Chairman Viollis gave the following report:

Since the last annual meeting June 22, 2024, the Architectural Committee have approved:

- 20 New homes
- 3 Home Additions
- 2 Decks
- 1 Deck extension with roof
- 1 Garage
- 1 Carport

- 1 Accessory building
- 4 Driveways
- 3 Landscaping projects
- 2 Fences
- 2 New exterior painting

Many of these approvals were approved before the new Architectural policy was in place as of March of this year. The Architectural policy still has requirements that the Association need to approve based on the DCC&R's. This has streamlined the approval process for the Association and the member wanting to build.

**X. Introduction of candidates for the Board of Directors:**

Secretary Perretta introduced Board of Director candidates Marcus Occhi and Tony Viollis.

**XI. Announcements:** Chairman Wardle made the following announcements:

Chairman Wardle reminded everyone that the polls will close 30 minutes following the adjournment of this meeting.

Member Bonnie Johnson gave her thanks to all SVRA staff and the Board of Directors.

**XI. Adjournment:**

Member, Nicole Lainhart, made a motion to adjourn the 2025 Annual Membership Meeting.

Member, Beth D'Souza, seconded the motion.

Motion passed unanimously at 8:38 A.M.