



Board of Directors Meeting
July 17, 2025
7:00 P.M.

SVRA Cedar Creek Center Meeting Room

Tony Viollis: Chairman - Present
George Toolson: Vice Chairman - Present
Julie Christiansen: Treasurer - Present
Mike Perretta: Secretary – Present
Patty Judge: Director - Present
Carolyn Thacker: Director – Present
Marcus Occhi: Director – Present

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

Recognition: Chairman Viollis welcomed Town Counsel person Kirsten Merrill, Mayor Ru Rok, and former Chairman Mike Wardle.

Adopt the Agenda:

- Vice Chairman Toolson made a motion to approve the meeting agenda as written.
Director Judge seconded the motion.
Motion passed by unanimous approval.

Approval of Minutes for May 15, 2025 Board of Directors Meeting:

- Secretary Perretta made a motion to approve the minutes of the May 15, 2025 Board of Directors Meeting.
Treasurer Christiansen seconded the motion.
Motion passed by unanimous approval.

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

I am very happy to serve another term for the HOA. My first 3 years were the learning process now I am the chairperson. Please come to the Board meetings with facts not fiction. If you are not sure about something you are always able to go to the office or reach out to the Board for clarification. Also, please get involved. We have a lot of different committees that are always looking for volunteers. If you would like to get involved please reach out to the Board member over that committee or to the office. For the good of the order will be a 3 minute time limit.

Chairman Viollis then introduced the new Board members.

Standing & Special Committee Reports:

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

We want to thank all the volunteers who came out to help with the July Fourth Celebration, over 60 of you braved the wind and rain to help us that day. The morning activities went great, in spite of a few rain drops, with a great turnout for the flag ceremony, breakfast, and the three on three tournaments. We had over 40 wonderful entries in the parade.

As many of you know, the weather turned against us early in the afternoon and we had to close down for everyone's safety.

Many of the supplies that we were not able to use are being repurposed for use in other activities, or kept to be used next year. Once everything has been reallocated, we'll have final numbers to report.

I want to remind everyone about the potluck on August 23rd. A huge thank you to Carol and Bill Woodward for sponsoring our band for the night. The Afu Fighters will be back on stage, and we hope everyone will show up in their dancing shoes that night!

The annual Fall Craft Fair here in the Barn will be held Saturday, September 13th. We still are looking for vendors to participate and are looking forward to hosting the event again. Please let me know if you need vendor information or are willing to volunteer the day of the event.

We will be having a committee meeting for people who are willing to help with house and entertainment activities in the next few weeks. I would love to hear any ideas about possible activities that you would like to see happen here in our community. Please let me know if you are interested in participating.

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

For a summer with little rainfall, thanks goes out to our golf maintenance crew, Larry Tucceri, Ernie Bigelow, and many volunteers who have performed above and beyond to keep our courses in such great shape. Job well done.

Golf rounds as of July 16th are at 3,336 for Aspen Hills, and 6,510 for Cedar Creek. Gross income for both courses through June 30th were at \$417,242.53 which is 100.60% above annual budget. Expenses are at \$176,916.00 which is approximately \$40,000.00 under budget.

SVRA is attempting to partner along with one of our members in producing a new version of drone video for both Aspen Hills & Cedar Creek Golf Courses, and our facilities to update the current website.

Golf Course Maintenance crews next endeavor is to place irrigation and sod at Aspen Hills by the pro shop. New sod has been placed on the #2 at Cedar Creek about ½ way down the fairway to repair a spot where one of the fairway mowers decided it no longer needed hydraulic fluid. Toro and our guys were installing a watch dog system for more automation on our irrigation system which supposedly monitors environmental conditions.

Our next upcoming golf events include the Ryder cup and Member/Guest tournaments. The Ryder Cup pits 40 aristocrats from SVRA against 40 Trailer Trash from the RV park in a three day tournament with the final match play day here at Cedar Creek. Generally the guys get along really well until the tournament begins, and so does the harassment. Whatever it takes, we want the trophy back! GO RED!

The next tournament, Member/Guest will be on August 1st & 2nd. This tournament is a property owner, or member of ladies or men's league inviting a guest to play a couple of great rounds of golf at Cedar Creek. The event includes; practice round, horse race, Calcutta, 2 tournament days, prime rib dinner, lunch, and a final showdown for the trophy and bragging rights. Plus, whatever tricks our golf pro, Nick Hardy has up his sleeve.

We are down approximately 10 teams at this time, so call your buddy and sign up for the 2025 Outlaw Member/Guest tournament.

Architectural & Utilities Committee Report: Director Thacker gave the following report:
Since the Annual Meeting June 28, 2025, the Architectural Committee have approved:

- 1 Front yard Landscaping
- 1 Home
- 1 Deck replacement with roof
- 1 New Deck

This concludes the Architectural report for July 2025.

I now want to report on the July 4, 2025 Pie and Ice cream sale. We collected \$839.50 dollars.

I first want to thank all the members that donated pies. We received 50 pies this year. That was the most donated in all the years I have been doing this. So thank you, thank you so very much. I then need to give thanks to the gals that cut pies and add ice cream to those pies. They do a great job. I also want to acknowledge Stephanie Wardle who helped sell 4 whole pies to her friends. Without her help, because of the weather we would have had pies left over.

Utilities Report: Director Occhi gave the following report:

This is the first year that Architectural and Utilities has split into two separate entities. Though we will be working closely with one another, the Utilities portion will focus on just that, our course irrigation systems, electrical, plumbing, fiber optics and the like. In addition, this role has been created to further support the needs of the Facilities and Greens Departments.

With the undertaking of the upcoming Cedar Creek Park project and to ensure that planning and development are a voice of the membership, the Board of Directors has agreed to create a subcommittee to Utilities. I plan on making my nominations for Board approval at the August meeting. Should anyone be interested, I invite you to connect with me or the ladies in the office.

In terms of the Park, our rezoning application was sent to the Town of Star Valley Ranch on July 8th. Our first P & Z meeting will be to determine the application's completeness and compliance with Town ordinances. At which point, 30 days later, another meeting will be held with P & Z to receive community member input and finally after another 30 days the final meeting to determine the proposed rezoning will be voted on by Town Council.

Finance and Legal Committee Report: Treasurer Christiansen gave the following report:

As of June 30th all bank accounts have been reconciled with no outstanding or unreconciled differences. Also through June 30th, our net income prior to depreciation is a total of \$647,962.19 or \$102,826.27 better than budget and about a \$3,000 increase over the previous year.

As of 6:30 our cash assets totaled \$1,562,809.43 including \$9,303 that is reserved for capital campaign for this building and \$2,192 that is reserved for capital campaign for the park.

The current assessment balance that is sitting in various bank accounts for various uses is over 1 million dollars.

We are ready to start working on the budget for next year. We would like all public comments regarding the budget between this Board meeting and Septembers Board meeting. After that we will no longer be accepting any public comments. Department managers will begin working on their budgets the 2nd week of September. The first draft of the budget will be available to the public on October 3rd.

If there is specific financial information you would like reported on each month please let me know and I will be sure to include that.

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

We have concluded the election season for 2025. I would like to thank Carol Woodward for being the chairperson and all of her help as well as the office staff.

We received a total of 579 ballots and we needed 541 ballots to receive a quorum. We had a total of 2,316 votes casted. This was an uncontested election.

Tony received 504 votes, Marcus received 484 votes, and 172 abstained.

Ballot Motion #1

Yes – 543

No – 25

Ballot Motion #2

Yes – 534

No – 30

Our plan now is to revisit the by-laws again to make sure the language is clear and reformatted before we get it out to the membership.

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

Account Statements: All bank accounts have been reconciled for May and June without discrepancy.

Business Activities:

Within the 2025 Annual Election, our auditing firm, Decoria & Co. presented the overall health of the Association's booking/finances. The completed 2024 audit report is available to all members by way of our website and of course we can also print a copy at your request. I want to thank our Bookkeeper and Assistant Manager, Heather Bigelow for her keen eye and unwavering discipline to the systems, policies and procedures that have once again resulted in a favorable audit report.

With the close of the audit, we have now begun our 2024 tax return process with accountant, David Larson.

Also as part of our post-election frenzy, the administrative team is ensuring that all banking and brokerage accounts have the current Directors listed and a date has been solidified where our Board of Directors will be meeting with Council Woman Katie Toolson and Town Administrator Trevor Aitken on August 15th to further unify our two entities.

Financially speaking, we find ourselves soaring past administrative budgetary predictions in three main categories at the close of June; Membership Cards, Earned Bank Interest for both Assessment and Non-Assessment savings along with the Recreational Use Fee. In total this department is 103.46% to budget with an increase of over \$37K.

Assessments:

2025 Assessment Status: as of 7/3/2025 is 90.58% where 1,826 accounts have been collected with 130 remaining to reach 97% collectability. The five-year collectability average this time of year is 91%, thus we are tracking accordingly.

Collections: In total our collection efforts have recovered \$38,114.48 for the Association.

2025: 31 accounts have been sent for this year totaling almost \$48K.

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

2023: remains at 60.58% with two properties heading to foreclosure

Admin Office:

Migrating into the Admin department, I want to pour out my appreciation to Heather and Sierra. As some of you may have known, I was home ill and recuperating over this past week. These two ladies are force to be reckoned with and a powerhouse duo that I am so honored to work alongside of. When we touch upon the "numbers" of the Association, each transaction passes through these ladies' hands, from Sierra entering all payments, making the Lineal Membership Cards, to processing the Recreation Use Fee for all property transfers and Heather, who meticulously counts, verifies and enters all income and expenses amounting to millions of dollars; we are ALL so fortunate to have such a skilled and dedicated team. Yes, we like to work hard and play hard and are so excited to bring back the Lucky Duck scavenger hunt and pool party this year. As of next week, we'll be hiding 25 Lucky Ducks around the Association for the kiddos to find. The pool party will be hosted by the team on Thursday July 31st from 7:00-9:00p.m. where the ducks can be redeemed for prizes. The party per say, is open to the entire membership and their guests. Light snacks such as snow cones, popcorn and nachos will be served. Watch our Facebook Page and or the newsletter as we will announce the start of the Lucky Duck Scavenger Hunt.

As we look to saying goodbye to July, I am hopeful that our membership participation at our meetings will increase. The months of August and September are crucial for member input in terms of the 2026 budget. Due to the time constraint with publishing the first Draft by October 3rd, we kindly ask that all member considerations be presented either in person at a meeting or in writing no later than September 18th.

Speaking of budgets, I am so pleased with the positive feedback that we have received regarding the Members Only Pool, and the Free Green Fees at Aspen Hills Monday through Thursday. As of today we have sold 548 - \$25.00, Lineal Stickers and the Aspen Hills Cart Rentals are up by almost \$5k by the end of June.

Facilities / Greens Maintenance:

The Facilities and Greens Maintenance Departments are in full summer mode. The guys have now just taken a breath after Mixed Moose, Member/Member, Property Owners, and the soggy but expertly executed 4th of July celebration. At this time of the year, we are maintaining the health of our courses and looking towards the upcoming projects that the fall season allows for. A much-anticipated finale to The Aspen Hills project will begin to take shape over the next few months with the placement of irrigation and sod to complete the common area.

Golf:

What can I possibly say about the Mixed Moose golf tournament other than, Nick you killed it! This tournament was packed with fresh updates, innovative games and a field of engaged golfers. From the Moose Tracks ice cream cones, to the painted Moose on the courses, the final shoot out and putting contest, it was a phenomenal two day event that I know left all players ready for next year.

Our next big tournament is the Member / Guest on August 1st and 2nd where our theme is the 'Outlaw'. In typical western fashion, we invite you to join our posse as the roster still has room for more vigilantes. Sign up for the entire tournament or join us Friday August 1st for a prime rib dinner, period costumes and all the mayhem you can handle.

Chairman Viollis mentioned again that budget season is coming up and if you would like a booklet showing where all the money goes they are available in the office.

Old Business:

None

New Business:

Town counsel person Kirsten Merrill requested opening the pool earlier and adding sunset golf.

For the Good of the Order:

Member Amethyst Sperry asked about a complaint Terry Martin brought to the Board regarding a mutual neighbor putting up a 6' privacy fence on the property line stating it does not connect to the house in any way and crosses onto Terry's property.

Chairman Viollis said that they would talk to Mr. Martin about it. General Manager Sweet said that legal counsel advised that it is now a civil lawsuit and we are not allowed to go onto the property to confirm whose property it is on. Former Chairman Wardle reiterated that it is now a neighbor dispute and a civil lawsuit as we are not responsible to check the survey markers and we cannot go onto their property to do that. Director Thacker said that privacy fences are allowed and he supplied the Association with all the surveying markers showing that it is on his property. If the fence was not put up according to those markers it is a civil lawsuit.

Ms. Sperry said that at the May 2025 meeting she brought up issues she has with the Association employees code of conduct, specifically point #2, which the Board told her only applies during work hours. Now, focusing on point #1, "respect the confidentiality of sensitive information about the Star Valley Ranch Association members, Board, and employees." Ms. Sperry stated that employees can then violate privacy before or after work. Ms. Sperry says that either all points in the code of conduct have to be followed at all times or they do not.

Director Judge stated the Board expects all employees to respect members privacy at all times, and if that is not happening they need to know.

Ms. Sperry stated she had previously made a complaint regarding point #2 which covers employees behaviors and was told that only applies while employees are on the clock. Ms. Sperry stated that her character has never been in question so she wasn't sure why she was not believed.

Director Judge clarified that it's not that she wasn't believed it was that the Board got other versions.

Ms. Sperry accused two employees of being dishonest because of who they report to.


Director Judge clarified that it was not just those two employees it was from other people that were present at the time that the Board talked to. The Board received so many different versions that everything conflicted. Everyone has different morals and would look at the situation differently. Ms. Sperry brought her complaint to the Board, they investigated, met, came to a consensus on the matter, and made their decision.

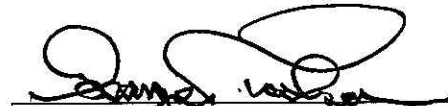
Ms. Sperry stated that other members had their privacy violated and are to scared to come forward because she was shut down. She said she would be willing to meet with the Board privately to discuss what had happened. She wants clarification as to whether or not the code of conduct applies at all times and would like it to say that all employees have to have good behavior at all times while on company property.

Chairman Viollis said they spoke to two separate people that did not agree with what had been brought to them. The Board then discussed it, decided on the outcome, and it is now a done deal.

Adjournment:

- Director Thacker made a motion to adjourn the July 17, 2025 BOD meeting.
Director Occhi seconded the motion.
Motion passed by unanimous approval of present Board members at 7:45 p.m.


Tony Viollis, Chairman


George Toolson, Vice Chairman


Julie Christiansen, Treasurer

Mike Perretta, Secretary


Patty Judge, Director


Carolyn Thacker, Director

Marcus Occhi, Director