



Board of Directors Meeting

August 21, 2025

7:00 P.M.

SVRA Cedar Creek Center Meeting Room

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

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 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 July 17, 2025 Board of Directors Meeting:

- Treasurer Christiansen made a motion to approve the minutes of the July 17, 2025 Board of Directors Meeting.
Director Occhi seconded the motion.
Motion passed by unanimous approval.

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

Due to illness the doctors recommended that Secretary Perretta step down from the Board to focus on his health.

This has been a wild last couple of weeks because people don't like change. We as a Board, administrators, and the managerial team did not anticipate this change needing to be made. Our team saw a problem and came up with a solution that would be in the best interest of all facilities and members. When the Board heard the reasoning behind the decision we concurred that this was the correct decision. Aspen Hills is still open you just need to sign up and get your cart from the Cedar Creek Pro Shop.

There is a petition asking that the Aspen Hills Pro Shop be opened as soon as possible. We understand that this is what the membership wants but realistically getting someone trained well enough to be able to work up there on their own will take more time than we have this season. We are not closing Aspen Hills golf course.

The Board works with the team and vice versa. The team came up with a great idea that works without having to close Aspen Hills golf course. The problems we are having now were happening before. The only difference

now is there's no one in the Pro Shop. From the Pro Shop you can only see holes #1, 9, and possibly 8. The one person working up there is not able to stop shenanigans happening on the rest of the course. We are still offering free greens fees at Aspen Hills for members in good standing.

If you stand up to the podium and attack the team or Board you will be asked to sit down.

It has been brought up that pro shop staff need to be paid more, which we will consider, but if you see that relayed in the budget and fee schedule for 2026 don't come after the Board for it.

For safety, we ask you to start at hole #7 on Aspen Hills. This was the best option. Our golf pro did not want to make this decision on his own he wanted to confer with the entire team and see what we could do to keep both courses open. We did not expect this number of staff to leave before the end of the season.

Member Greg Brown mentioned he does not have any problem with temporary changes. He had heard rumors that this was a permanent change. He explained the membership just wanted to feel heard and want it in writing that the clubhouse will be opened for 2026, they did not come here to be berated by the Board.

Member Mason Vincent did not appreciate the lecture he feels he received from the Board. It's just over one mile from the Pro Shop to tee box #7 on Aspen Hills. Our carts don't have lights, brake lights, horns, mirrors or blinkers which is a safety concern when you are driving on the road. Mr. Vincent heard rumor that the management team made the decision and the Board was notified about it after the decision was made which he believes is "BS". He wants to know that the Board is looking out for the members.

Chairman Viollis stated that the Board received an email, before the membership was notified, stating what decision was made and why and the Board agrees with the decision. Management made this decision internally and we support them especially after hearing the reasons behind the decision. He agreed that speeding is a safety concern and explained that the Mayor had talked to the Sheriffs department regarding the speeding problem on the Ranch. Chairman Viollis also mentioned that during the Mixed Moose all participants use the road to play a shotgun start all across Cedar Creek and Aspen Hills.

Member Ron Thacker mentioned that there is a place on the agenda for comments and this is not that place. The carts may not have lights or signals but cars used to not have those either. You have hands, use your hand signals.

Standing & Special Committee Reports:

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

Our annual end of season pot luck dinner and dance is this Saturday night. We truly hope that all of you will join us for this really fun event. Carol & Bill Woodward have generously donated the funds for our live band for the event.

As usual, the Association will be providing the hamburgers, hotdogs, and all the fixings. We ask that everyone brings a side dish or dessert to share. We start at 6 and go till 10, or as late as we can talk Afu and the band into playing.

The Fall craft fair is coming up on September 13th. We are looking forward to another great event. We would love to have some volunteers that will help us staff the event. The barn and the banquet rooms are both rented out the night before, and we are going to need a lot of help early Saturday morning to get the rooms set up. We'll also need help directing vendors to their tables and directing traffic. If you're able to help, come see me or call Sierra in the office.

Halloween will be upon us before we know it and we are already looking for volunteers that will once again help us staff the event on October 25th. We will also need help setting up on Friday October 24th, if you're willing to come dress in costumes and help hand out candy please let us know!

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

Rounds year to date are; Aspen Hills 5,493 up 922 over 2024. Cedar Creek is falling a little behind last season with 10,182 rounds to date down 238 from a year ago.

Revenues in pro shop merchandise are up 7.45% or about \$11,000. Overall golf income is at \$753,800.97 with expenses at \$633,471.26 for a difference of \$120,329.71 to the good. It appears that the younger golfers are playing a lot more as junior punch cards are up 1500% from the 2024 season. I'm guessing most of this is due to our pro Nick and all the clinics and lessons he has provided for the golfers here at SVRA.

Most of the main tournaments are now in the past with only four remaining. Tomorrow is the Silver Creek Supply tournament. Next will be the Wyoming Senior Amateur tournament on September 6th and 7th, followed by the SVRA Sponsor Tournament on September 12th and the Alpine Charter School event on September 27th. Since the last Board meeting we have completed the Ryder Cup, Rhinestone Cowgirls, Member/Guest and finalizing yesterday was the Ladies & Men's Club Championship. Thank yous go out to golf course maintenance crew, Larry, Ernie, Keri, Heather, Sierra, Nick and his pro shop staff and all the volunteers who make these tournaments possible.

With the latest technology upgrade to irrigation system, our people can now go out to the courses with an iPad in hand and check our irrigation system. This eliminates trips up the hill to irrigation computer or manually checking from each satellite box location.

Member & President of the Natural Resources Board with the Town of Star Valley Ranch, Victor Padilla asked about having the golfers pick up the weeds for the Town and receiving a \$2,000 donation from the natural resources department. Vice chairman Toolson said they would meet up after the meeting and discuss.

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

3 New Homes w/attached garages

3 Garages

1 Deck replacement

1 Accessory building

1 Pole building

1 Roof replacement

1 Exterior/painting of a home

This concludes the Architectural report for August 2025.

Utilities Report: Director Occhi gave the following report:

- Director Occhi made a motion to appoint the utilities committee including Mike Wardle, Maria Semintal, Fred Lamming, John Walker, Ron Denney, and Trevlyn Robertson.
Director Thacker seconded the motion.
Motion passed by unanimous approval.

The committee will meet this upcoming Wednesday at 6 p.m. at the pavilion.

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

All bank accounts have been reconciled through July 31, 2025 with no unresolved items. Through 7.31.25 net income, prior to depreciation is \$644,304.46 which is \$57,238.60 over budget. At 7.31.25 cash balances totaled \$1,654,210.29 including: \$9,303.21 reserved for the Capital Campaign and \$2,200.72 reserved for the Park Capital Campaign, and current assessment balance of \$1,146,244.36.

Budgeting season is right around the corner. We welcome public input through tonight's meeting. If you have suggestions, requests, comments or questions please contact Keri or me. Department managers will begin working on their budgets in the second week of September and the 1 st draft of the budget will be available to the public on October 3rd.

If there is specific financial information you would like presented at our monthly meetings, please let me know.

Thank you.

- Treasurer Christiansen made a motion to appoint the finance and legal committee including John McDaniel, Ben Sweet, and Ken D'Souza.
Director Judge seconded the motion.
Motion passed by unanimous approval.

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

Business Activities:

- All Banking for the Association with the Bank of Star Valley has been updated to include all current Directors. We are awaiting confirmation from our Charles Schwab and Fidelity Investment accounts.
- The Association's 2024 tax return was signed and submitted on 8/1/2025.
- The Association requested and was authorized an increase to our Bank of America credit account from \$8K to \$12.8K
 - This increase provides us with further latitude on a monthly basis for larger purchases or for vendors who do not provide payment on invoice terms.
- The 2026 Resort Liquor License renewal process has begun with the TSVR.
- The Cedar Creek Park rezoning with the TSVR is still in the beginning stages to where the Association received confirmation from the Planning Commission Board on August 14th that the Board had approved our application as presented. Unfortunately, two community members have threatened to sue the town. In hopes of expediting the pause on our application, our legal counsel has been notified and will be working with the town to rectify this. The memorandum received by our legal counsel back in February of 2024 states that though the lots have a partial vacation from Plat 17, it is the language within the original deeds that precludes these lots from being considered single family with associated and applicable DCC&R's. At this time, our next meeting is still scheduled for September 10th with the following dates of October 14 and the 21st. Should this time frame or situation alter, the Association will keep the membership apprised.

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

- Association Business Income is at 103.55% to budget with an increase of just over \$39K. The two areas that has propelled us forward are the Membership Card Stickers, Banking Interest and the Recreational Use Fee for new property owners.
- Facilities Income rests at 120.45% to budget in part due to the swimming pool, which has reverted to a member only facility this season. With the transition to pool attendants verses lifeguards, I'm happy to report that even without public income we are almost \$1K in the black. I know this amount is mere peanuts in comparison to the entirety of our business, however in the past, this area has been upside down.
- As George relayed, the Golf aspect of our business is also thriving with \$120,329.71 in net profits prior to depreciation.

Assessments:

2025 Assessment Status: as of 8/7/2025 is 91.96% where 1,854 accounts have been collected with 102 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 over \$41K for the Association.

2025: 31 accounts have been sent to collections this year totaling almost \$48K. We have collected 6.25% or \$3K.

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 still outstanding, however I have been in contact with one family and expect a \$5K payment next Friday. We have been working together for a few weeks as this property belongs to a current member of our military.

2026 Budget:

With the close of July, we have our CPI index to which the assessments will be based in 2026. For the upcoming year, we are looking at a 2.7% increase. The Legal and Finance Committee lead by Treasurer Julie Christiansen will be reviewing the proposed assessments along with the entire Board of Directors to determine the operational needs of the Association and what the 5 plat groupings will be assessed.

Once we migrate into September, I will be preparing the budgetary worksheets for the 4 departments. The managers then review the prior two years' budgets which includes 2025. The current year's budget will be updated to reflect actuals closed through August and historical/anticipated expenses for the remainder of the year. The team will then reconvene to formalize their first draft and present it once again to the Board of Directors along with Legal and Finance. Our first collaborative Draft will be available to our membership on Friday, October 4th. Please keep in mind, like in years past, all Draft Versions of the budget are placed online with the notations regarding the suggested changes.

Facilities / Greens Maintenance:

I am pleased to relay that the Aspen Hills irrigation and sod project is underway and will be taking shape with pipe laying as early as tomorrow. Larry and his crew will also be working in conjunction with Ernie while they have their own fall scheduled course maintenance to see to. The men aim to limit the interruption to play as much as possible and appreciate all members and players keeping abreast of the course or hole closure dates that will be announced via our weekly newsletter and via Facebook.

Without great fanfare, the Green Canyon Irrigation Project has finally come to a close. With the back fill needed to securely cover our main line down Green Canyon Drive along with the #7 PRV, the Association paid the final retainer to Avail.

We are ever expanding our irrigation technology which increased our ability to care and maintain the courses. Our team is now equipped with a cellular Ipad that can run our software and make boots on the ground/immediate alterations to irrigation heads and water flow. I love the phrase work smarter, not harder....for these guys can't work any harder than they already do and their requests for technology or equipment always proves fruitful.

As I briefly touched upon the 2026 budget, I am pleased to announce that Kyle Nicholson will be returning as a Full-Time Year-Round Employee who will balance his irrigation responsibilities throughout our golf season with winter duties falling under Ernie's preview in the facilities department. Like last winter, we are looking ahead to winter recreation, the storms that accompany it and remaining compliant with the Office of Planning and Development. We were visited recently, and it was relayed that private roads and HOA's were going to be held to a higher standard of accessibility for emergency vehicles starting this year. I was assured however, that our plowing and accessibility has never been in question with Ernie at the helm. Additionally, the airport burn pile is for Association business use only. We cannot accept and or allow member/community dumping of brush, debris or trash, thus the cones and recent no dumping signs posted. We appreciate your assistance in helping your Association remain in compliance.

Golf:

I want to extend my sincerest appreciation to our Pro Shop team as they have rallied together this season and have truly been a pleasure working with and alongside of. Do you know it takes a minimum of 351 hours weekly to man both Cedar Creek and Aspen Hills?

You have successfully hosted two reimaged annual tournaments, led by our Pro Nick, numerous demo and club fitting days, executed a new electronic cart check out system, created a weekly golf digest email, manned 27-holes of golf, sold over \$126K of retail, and show up every day to not only support this community but each other.

With three more large tournaments on the horizon, one being tomorrow, we will overcome the brief income shortfall from not hosting the Wildland Firefighters Tournament in June. These shoulder season tournaments include the Wyoming Senior Amateurs to which Nick, secured for our course during his initial months here.

Sponsorship Tournament registration emails have been sent to our 2025 Sponsors. We ask that you sign up no later than September 5th and we look forward to spoiling with a lunch catered by the Boar's Pit, skill contests, prizes and free drink coupons for the beverage cart! Open pay to play registration will begin this coming Monday for the public.

Old Business:

Member Mark Burk thanked Larry and Ernie for their work on the golf course. He mentioned he had terminated 42 gophers this season on Aspen Hills. He would like us to include more pest and weed control in this upcoming budget.

New Business:

General Manager Keri Sweet shared that the Association is in the bartering stages with a member to have drone footage taken of the golf course and facilities both this fall and in the winter to update our website.

For the Good of the Order:

Member Bob Bolyard asked if members were allowed to walk along the golf courses.

Chairman Viollis responded that we don't want people walking on the course to prevent them from getting hit with golf balls and for liability.

Mr. Bolyard brought up concerns regarding a conversation with General Manager Sweet where he was told that the Association could use the Aspen Hills clubhouse as another rental facility and wanted clarification if that meant the Aspen Hills pro shop would not be opening again.

General Manager Sweet responded that Aspen Hills golf course will always remain open. The Association is running out of room as the banquet room is rented for charter clubs 4 days a week. We have had members request having weddings at Aspen Hills. We had planned on having a rental space up there even this year. We have a large circus tent that we would like to set up there and use as an outdoor facility rental.

Member Mason Vincent asked how to update watches to show the new starting point on Aspen Hills.

Golf Pro Harding replied that for the time being you can manually go into the app and say which hole you are on. We are not planning on contacting those companies to have them update the starting point at this time as this is still planned as a temporary change.

Mr. Vincent asked what exactly was discussed when the decision was made to run Aspen Hills out of the Cedar Creek Pro Shop.

General Manager Sweet explained that the managerial team discussed every single aspect of what could potentially happen. We looked at finances, payroll, hiring and training times, and facility usage. This was the best way logistically, on a temporary basis, to ensure we were honoring all of our members. There was no interruption of play or service. This team rallied to the point that Nicks family who came to visit him helped move the carts from Aspen Hills to Cedar Creek.

Mr. Vincent asked what our plans were for the cart barn since we just replaced the roof.

General Manager Sweet said that it is a cart barn and the plan is to use it for carts. That building is one of our assets that needed the roof replaced regardless of usage. We do have a plan for the worst-case scenario if Aspen Hills Pro Shop does not open next year.

Mr. Vincent asked if the discussions the Board has with the managerial team are open to the public.

Chairman Viollis explained that those meetings are not open to the public, the only meeting or discussions that are open to the public is the Board meeting.

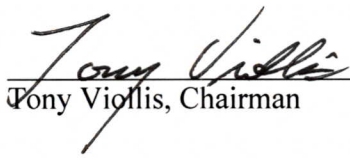
Mr. Vincent asked about the original layout of the Aspen Hills golf course.

Golf Pro Harding clarified that the way Aspen Hills is being played currently is the original layout.

Former Chairman Wardle would like money in the budget for the park project as well as money for 3 more pavilions to be added to the back of the park to make it easier for the dwindling volunteers.

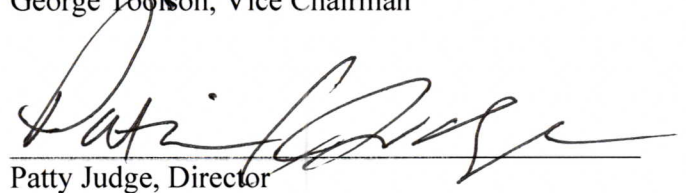
Adjournment:

- Director Judge made a motion to adjourn the August 21, 2025 BOD meeting.
Director Thacker seconded the motion.
Motion passed by unanimous approval at 8:16 p.m.

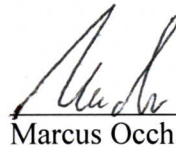

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