



Board of Directors Meeting  
April 16, 2026  
7:00 P.M.

SVRA Cedar Creek Center Meeting Room

Tony Viollis: Chairman - Present  
George Toolson: Vice Chairman – Absent  
Julie Christiansen: Treasurer - Present  
Patty Judge: Secretary – Present  
Carolyn Thacker: Director – Present  
Marcus Occhi: Director – Absent  
Ken Crittenden: 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 Mayor Ru Rok and Town Council member Katie Toolson.

**Adopt the Agenda:**

- Treasurer Christiansen made a motion to approve the meeting agenda as written.  
Director Thacker seconded the motion.  
Motion passed by unanimous approval.

**Approval of Minutes for March 19, 2026 Board of Directors Meeting:**

- Secretary Judge made a motion to approve the minutes of the March 19, 2026 Board of Directors Meeting.  
Director Crittenden seconded the motion.  
Motion passed by unanimous approval.

**Standing & Special Committee Reports:**

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

Water Bill issue with the town has been moving in a positive direction. Since Mayor Ruk has taken over this 2 ½ year problem we are on the right track to resolving the bills and situation with the D.E.Q.

Long- and short-term suggestions for the use of our airstrip is ongoing. Our General Manager is waiting on the Board to give her a direction we would like to pursue.

D.C.C.R. volunteers from each Platts, should contact Director Carolyn Thacker who will be heading this long process.

Town Annexation Information link on the Associations weekly mailing or get in touch with the Town if you have any questions on what's going on or your concerns. Get involved.

Volunteers to work on any of our directors' committees, reach out to the specific Director or contact our office. We have H&E, Golf and Greens, Architecture, Utilities, Legal/Finance and Secretary which oversees the election committee's process.

If any member has a personal question or concern that pertains to the Association, please reach out to our office directly to get an accurate answer.

Budget questions, you should have picked up a booklet that is color coded and easily spells the budget out.

That completes my report.

**H&E Committee Report:** Secretary Judge gave the following report:

We had a great turnout for the Easter Egg hunt this year. We had about 60 kids from infants to early teens out hunting 2000 eggs. It took them less than 30 minutes to scoop up all those eggs. Many thanks to our intrepid volunteers who showed up to hide the eggs, and the 15 volunteers who set a record-breaking pace for stuffing 2000 eggs in an hour. We cannot do these events without you.

Next Thursday evening we will be having a new members welcome night. We are hoping that people who have recently joined our community will come join us to learn a little more about everything that the Association offers and to have any of their questions answered. If this is well received, we will try to do it several times a year.

Our next big event is Property Owners weekend in June. Plan on joining us for the annual meeting the morning of June 27th and for the potluck dinner with live music and dancing that evening. Other events will be announced as we get closer to the time.

**Golf & Greens Committee Report:** Golf Pro Nick Harding gave the following report:

I'd like to begin with what has been an incredible start to the golf season. This is the earliest opening we've ever had, with the course opening on March 20, 2026. Since opening, we've recorded 532 rounds played. There's no comparison to 2025, as we were not yet open at this time last year, but this is a very strong start.

Looking ahead to events, the Mixed Moose Tournament is off to a great pace. We currently have 44 registered teams, with a maximum capacity of 60. Last season, we hosted 50 teams, so we are trending in the right direction and expect continued growth.

On the sponsorship side, we currently have 41 sponsors secured, including 36 Platinum and 5 Gold, with more expected in the coming weeks. Sponsors are receiving strong visibility this season through multiple channels, including digital promotion on golf shop TVs and on-course exposure during tournaments.

We will have a welcome back party on May 15<sup>th</sup> in the Banquet Room for the sponsors, members, and platinum/gold pass holders. We will have a toast to thank the sponsors, mingling, and end the evening with auctioning off 5 premium cart parking spaces.

We also have an exciting lineup of six major fitting events this season, featuring:

- PXG (2 events)
- Titleist
- PING
- TaylorMade
- Mizuno
- Callaway

Another initiative currently in progress is our evening marshalling program. We have 6 volunteers signed up so far, with a goal of reaching 10 to 15. These volunteers will help monitor both courses from 6:00 PM until dark,

seven days a week, from May 15 through September 30, rotating throughout the season. I want to thank those who have already stepped up—we really appreciate it.

The golf shop is fully operational and approximately 75% stocked. We will also be launching our new beverage cart program as soon as weather permits.

I'd also like to recognize our keynote sponsor, *Sam Marquis, Julie Yokum, and Laura O'Donnell with Sotheby's Realty Group*, for their generous support.

Additionally, the premium driving range setup for Platinum and Gold passholders is scheduled to open during the first week of May. We would like to thank Rusty Kunkle for donating the range balls for the 2026 season.

Thank you.

**Architectural Committee Report:** Director Thacker gave the following report:  
The Architectural Committee did not receive any applications for permits in February 2026.  
Since March 18, 2026 through April 7, 2026 the committee has received and approved:

- 4 applications for new homes with attached garages
- 3 applications for new garages
- 1 application to reside a house
- 1 application for a new deck
- 1 application for an auxiliary building

This concludes the Architectural Report for April 16, 2026

**Finance and Legal Committee Report:** Treasurer Christiansen gave the following report:  
All bank accounts have been reconciled through March 31, 2026 with no unresolved items. Cash balances total \$1.7m at 3/31/26.

The financial statement audit is in process. I plan to meet with the auditor before the annual membership meeting where the audit results will be presented to the membership.

Year to Date through 3.31.26, SVRA has net income of \$746k compared to \$743k in 2025. Notable income differences from 2025 include increases in assessment income, recreational fees, fitness room, retail sales, greens fees, season passes, sponsorship and beverage cart advertising and a decrease in interest income. Green fees and cart income have already generated \$15k in income and the golf simulator has generated over \$7k of income.

On the expense side differences include decreases in business and facilities payroll and bad debt, offset by increases in golf pro shop and course maintenance payroll, pro shop inventory, flood damage repairs and Cedar Creek Park expenses.

Looking at our performance versus budget, golf operations income is \$120k over budget, and overall net income is \$153k is over budget.

A profit and loss vs budget has been posted to the Association website. Please let me know if you have any questions or concerns.

**Secretary's Report:** Secretary Judge gave the following report:  
We are coming up on several important deadlines for the Board of Directors election.

Candidate packets must be turned in on April 28th by 4 pm, so if you are still considering running, please pick up a packet downstairs in the office.

The following week on May 5th we will have a candidate orientation meeting that all candidates should attend.

On Monday May 11th we will be putting together the annual meeting mailing that includes the ballots. We still need additional volunteers to help with getting the mailing prepared. We will start at 9:30. If you are available to donate a few hours that day, please talk with either myself or our election Chair Carol Woodward after the meeting.

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

**Business Activities:**

On March 30<sup>th</sup> the Admin Department completed the transfer of funds, voted on last meeting, to internally correct the parent account for the Association in our Fidelity Banking. Our main Fidelity account now houses the Operating Money Market Funds.

With the passing of the Operating Funds and Bank Accounts Operating Policy this past November, the Admin team has now made the second reconciled monthly transfer from the Operating Checking Account at the BOSV to the Operating Money Market held in Fidelity. This transfer was in the amount of \$153,758.49. On a monthly basis, the Checking Account will be reduced to a \$250K threshold with any overages transferred to the Fidelity higher interest money market. Currently our YTD return is .73% which averages to annual yield from this time last year of 3.72% In total, the Association is now generating passive income of over \$1M just within Fidelity.

Our next investment coming to maturity is the \$70K CD held through our brokerage account at Charles Schwab. The Board has begun preliminary discussions as to keeping these funds liquid due to the most recent turbulent pricing. As the time for reinvestment at the end of May draws near, we will keep the membership apprised, reporting on the same at our next meeting.

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

- Gross Profits are better than budgeted, closing at just over \$1.2M or 113.01%.
- Expenses for daily operations are at \$358,101.46 or under budgetary forecasts by 2.52%.
- This then makes our Net Operating Income, prior to depreciation, a total of \$886,425.63 or 20.79% better than budget.
- The YTD cash assets as of the 3/31/2026 Balance Sheet total \$1,720,888.46
- The summary of the financials are available on the SVRA website and detailed copies are always available by request at the Association Office.

**Collections:**

April 1<sup>st</sup> is considered the threshold for overdue annual balances. As of now, we have just over \$65K that is slated for collection efforts by way of legal counsel. Should efforts proceed without payment, properties will see liens placed and potential foreclosures.

**Budget vs. Actuals:**

Mother nature gave us a major jump start this year where income is concerned. The golf aspect of the business sits at over \$179K which is in stark comparison to the \$41,800 that was budgeted for this period. A few key areas contributing to the higher income, outside of our early March 21<sup>st</sup> opening, include the seasonal sponsorship program and the golf simulator rentals. I want to thank our Golf Pro Nick and our Pro Shop Manager Melissa for all their hard work.

Within the Administrative section, Star Valley Ranch remains a sought-after location garnering \$33K in Recreational Use Fee which equates to 22 properties. This along with the earned banking interest continues to help aid and support the Association as a whole.

**Assistant Manager Report:** Assistant Manager Bigelow gave the following report:

All bank accounts have been reconciled for the month of March with no discrepancies.

The 2026 Assessments paid status as of April 6 th is one thousand six hundred and fourteen accounts are paid in full, which equates to 80.06% collected. There are four hundred and two accounts left with balances. This is approximately 100 more accounts paid than last year at this time.

Assessments are now past due. Balances unpaid by March 30th will be assessed interest from the due date of February 28th.

Each account will be assessed per the DCCRs either 6% for plats 1-2-3-5-6-7-8 and 20 or 7% for plats 4-9-10-11-12-13-14-15-16-17-18 and 21. Statements have been mailed and we will be sending out an email reminder in the upcoming week.

This completes my Report.

**Capital Campaign – Cedar Creek Park:**

On a fun note, the Association has been working with Outback Landscape to conceptualize our newly combined and rezoned common area for the Cedar Creek Park. After meeting onsite and again via video conference, the following renditions are the first drafts of what is possible. As you can see, we have taken into consideration many of the recommendations received from our membership for key amenities such as a larger pool area, splash pad, pickleball courts along with a bike and walking path. Our vision is to provide the membership with a common area that grows with our children. From infancy to adulthood, the current concept can be a meeting place for all our family's needs. For better visualization, an architectural 3-D model will be prepared to showcase the future of the Cedar Creek Park once all finetuning of the plans has been completed. Now, we understand that a project of this magnitude will be completed in phases and will most certainly require financing. This is where you can help. Our hope is that for all those who call Star Valley Ranch home, you will aid us in donating towards this endeavor. In our weekly newsletter beginning tomorrow you will have the opportunity to donate towards the future of our park where all money will be held in a designated fund, only to be utilized on this project. We thank you for your patience in the process and look forward to sharing this new space with you.

**Old Business: None**

**New Business:**

Member John Walker, who is a member of the park planning committee, noted that they had only had one committee meeting. He asked both the Board and the General Manager for an explanation of how the planning has gotten to this point without any input from the committee.

General Manager Sweet responded that she is not a director or the chair of any committee and is only a participant if the director calls a meeting.

Chairman Viollis clarified that Director Occhi may not have thought of including his committee and he is sorry if that is the case. The Board will address that with him when they see him.

Member Walker said at the last meeting Director Occhi said he was getting ready to buy the playground equipment. He replied to Director Occhi that he can't do that because there is a committee that needed to be included. He feels under-minded and upset that even after having a conversation with Director Occhi, the park has still been developed to this point.

Chairman Viollis reminded Member Walker that Director Occhi is a new Board member and may have forgotten to include them. Member Walker communicated intensely that he had spoke to Director Occhi at the last meeting to remind him. Chairman Viollis then ended the conversation and thanked him.

Member Trevy Clark, President of the Fresh Tracks charter club, thanked the Board and staff for their support and help this season. They had a very successful meet & greet ski wax day, moonlight ski with glowsticks, and a poker run/luau party. The Luau had 7 sponsors and lots of donors for a raffle to help raise money for next years events. They had swag bags for participants and sponsor signs. Supplies for this year were about \$300. They had \$700 left from last year and raised around \$1800 at the poker run, this will go to next years events.

Some of the plans for next year include ski clinics, wax clinics, gear try on day with skinny skis, poker run, and a biathlon/triathlon. They purchased and received donations from Tracey & Fred Lamming to go towards a waxing station.

Member Bonnie Feagan commented on how fabulous the hallway is upstairs and what a great job Nick has done in the Pro Shop. Member Feagan asked about a budget for the park or if this is just a wish list.

Chairman Viollis noted that the Board has put money aside to go towards the park. We are currently in phase 1 which consists of the new playground equipment as well as levelling the basketball court area and redoing that. Everything past that is a wish list.

General Manager Sweet noted that the playground equipment has been purchased and will be delivered within the next two months but construction on it will not start until later in the summer or early Fall.

Secretary Judge also noted that we have contractors in the area who have agreed to donate time and equipment to help us accomplish this first phase.

Member Feagan suggested as we move forward with the phases to get an idea of the overall cost. General Manager Sweet clarified that once the plans are fully done we can send it out to bid and get a better idea of costs.

**For the Good of the Order:**

Jay Conley with the VFW presented The Wall That Heals that is coming to Star Valley Middle School in July. This is a ¾ replica of the Vietnam Veterans Memorial in Washington, D.C. and is accompanied by a mobile education center. The exhibit spans 375 feet and stands 7.5 feet tall at its highest point. The exhibit is free and open to the public 24 hours a day from Thursday July 9<sup>th</sup> through Sunday July 12<sup>th</sup> at 2 p.m.

They need volunteers to help with setup, teardown, welcoming visitors, assisting at the Wall and Education Center, parking, ceremony support, and escort services and viewing.

They also need sponsorships and donations to help cover the logistics, security, and programming. They also have 3 raffle items.

Member Boyd Siddoway asked that Star Valley Ranch be included in the escort route as they bring the wall into the valley.


Town Council Member Toolson noted that the Town donated \$12,000 towards The Wall That Heals and recommended that the Association also finds a way to include this with our 4<sup>th</sup> of July event.

For more information on The Wall That Heals or to get involved please visit [thewallthathealswyoming2026.com](http://thewallthathealswyoming2026.com).


**Adjournment:**

- Director Thacker made a motion to adjourn the April 16, 2026 BOD meeting.  
Treasurer Christiansen seconded the motion.  
Motion passed by unanimous approval at 8:11 p.m.


  
Tony Viollis, Chairman

  
George Toolson, Vice Chairman

  
Julie Christiansen, Treasurer

  
Patty Judge, Secretary

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Carolyn Thacker, Director

  
Marcus Occhi, Director

  
Ken Crittenden, Director