



Board of Directors Meeting

July 16, 2026

7:00 P.M.

SVRA Cedar Creek Center Meeting Room

Tony Viollis: Chairman - Present
Patty Judge: Vice-Chairman & Treasurer – Present
Julie Christiansen: Secretary - Present
Kieran Dulin: Director - Present
Marcus Occhi: Director – Present
George Toolson: Director - Present

Call to order: Chairman Viollis called the meeting to order at 7:02 p.m. and called for the Pledge of Allegiance.

Recognition: Chairman Viollis welcomed Mayor Ru Rok. I would also like to introduce our newly elected board members Kieran Dulin and Julie Christiansen.

Adopt the Agenda:

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

Approval of Minutes for May 21, 2026 Board of Directors Meeting:

- Secretary Christiansen made a motion to approve the minutes of the May 21, 2026 Board of Directors Meeting.
Director Dulin seconded the motion.
Motion passed by unanimous approval.

Standing & Special Committee Reports:

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

Carolyn Thacker has resigned from the board of directors. The board met and has decided to appoint Mike Wardle to fill in the remainder of her term.

- Vice-Chairman & Treasurer Judge made a motion to appoint Mike Wardle to the board of Directors.
Director Toolson seconded the motion.
Motion passed by unanimous approval.

Mike will be assisting with and overseeing the utilities and architectural committees. He will also help out with the election. He is truly a jack of all trades and a master of them all.

Our new positions are; Patty Judge is the Vice-Chairman as well as Treasurer over Legal & Finance, Marcus Occhi is staying with utilities, Julie Christiansen is the Secretary, George Toolson is over Golf & Greens, Kieran Dulin is over architectural.

I would like to thank Carolyn Thacker for her years of service to the board. My first time meeting Carolyn, my wife & I were planting bushes in the front yard when she walked by and asked if we had approval from the board for front yard landscaping. From that point on we have had a great working relationship. The reason I am on the board is because Carolyn asked me to. I really appreciate her believing in me. Everything Carolyn has done is a class act. She took a position as Chairman of the Board at the most difficult time and her shoulders stood strong. Carolyn's dedication, hard work, and endless hours of work have not gone unnoticed. We thank you for everything you have done for us over the years.

The Association purchased land adjacent to our Aspen Hills facility 115 Vista East.

Aspen Grove held a family reunion a while ago, and we just held our first wedding there. We have already booked several more for this year.

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

I would like to present the results of the 2026 Annual Election. The election was to fill 2 three-year terms on the Star Valley Ranch Association Board of Directors.

543 Ballots were required for a quorum

561 Ballots were received

1122 Total Votes were cast

Julie Christiansen received 445 votes

Matthew Kieran Dulin received 302 votes

Kevin Leonard received 229 votes

A successful annual election requires many volunteers and countless hours of preparation. A huge thank you to the office staff, Keri, Heather and Sierra for preparing the ballots and receiving and securing the completed ballots.

I would also like to recognize the efforts of Carol Woodward, Election Chairperson, as well as Michelle Adridge Davis and 24 member volunteers that assisted in counting the votes. Their efforts along with the planning from the recent past Board Secretary Patty Judge made the vote counting process efficient and smooth running.

Lastly, I would like to thank all the board members who were largely instrumental in gathering votes right up until the morning of the election. Quorum was met largely because of the personal contacts that these individuals made in the week leading up to the election.

H&E Committee Report: Chairman Viollis gave the following report:

July 4th went over like a firecracker. From start to finish it was a huge success. The parade of decorated golf carts just keeps getting better and more creative each year. The food, the kid's games, the tournaments and family and friends enjoy our 250th birthday. Thank you to all our staff and the many volunteers for giving up their time with family to make our day extremely memorable.

Our annual Crafts Fair is the first week of September. If you know of someone or if you would like to be a vendor, all applications are online or in our newsletter. Volunteers to help vendors in the morning get set up are welcomed.

We also have a community garage sale on August 8th. If you would like to have your name on the map, please reach out to Sierra in the office by August 5th.

I am reaching out to families living on the ranch who would like to get involved in the H and E committee. For the association to keep events like the ones we have had

Golf & Greens Committee Report: Director Toolson gave the following report:

Even though it's only July 16th, half way through the season, with an early opening, it's starting to feel like September 30th. Tournaments for 2026 are starting to wind down for the season. One of the major tournaments, the "Outlaw" Member/Guest began today with over 100 participants signed up and ready to go. Should be another great event to showcase the staff and courses here at Star Valley Ranch.

As of June 30th, overall golf operations were better than budgeted income by over \$126,000.00. According to our administrative staff AKA "Girls in the Basement", the uptick is due to proshop sales, season passes, and punch card sales. I however am under the impression that it's not only these items but also our administrative staff, maintenance and grounds, and golf course maintenance crew. Without the entire staff involved here on "The Ranch", we would not see numbers like this.

SVRA also had a banner weekend over the 4th of July as there were 1,172 rounds of golf played at Aspen Hills & Cedar Creek, with proshop sales over \$64,000.00.

2026 year to date compared to 2025 income has increased by \$154,641.80 or 29.94%. Also compared to last season, golf operations for this year are on the positive side of the books by \$67,806.61.

Before I turn this portion of the report over to our head Pro Nick Harding, and golf course superintendent Larry Tucceri, kudos go out to Nick on his junior golf program. 56 more juniors are now playing and keeping golf a great pastime here at Star Valley Ranch.

Golf Pro Nick Harding gave the following report:

As we move deeper into another outstanding golf season, I wanted to take a moment to share a few highlights from everything happening around Star Valley Ranch Golf.

The Fourth of July holiday was one of the busiest weekends we've ever experienced.

Our fitting events have mostly concluded for the season. We could have one more, a reschedule with Mizuno. Thank you to everyone who participated in this year's club fitting events.

The 2026 Mixed Moose was another tremendous success. We had 120 players and even gave DW a check for \$10,000 for getting a hole in one on #7. I could not have been prouder of how it went. The weather did play a huge part in our final day, making it so we missed out on our final shoot out and contest we had prepared on the putting green. We had \$33,000 in the Calcutta 10% of which was donated to a local couple on the ranch whose home burnt down not long ago.

As George mentioned, this weekend is the 2026 Outlaw Member-Guest Championship. Today it kicked off with a par 3 shoot out which I thought was a blast. Please cross your fingers for good weather.

Our Junior Golf Program continues to thrive. This summer we welcomed 56 junior golfers across two sessions, introducing young players to the game while emphasizing sportsmanship, etiquette, and having fun. Watching the next generation develop a passion for golf continues to be one of the most rewarding parts of our season.

Our newest apparel collections have been extremely well received this season. Brands including Bad Birdie, Black Clover, and Golftini have all proven to be strong additions to our golf shop, and we appreciate everyone who continues to shop locally and support our operation.

The golf course is in fantastic shape, kudos to Larry and his team on all their hard work.

Next month I will report on how the Outlaw turned out as well as the financials for both the Mixed Moose & Outlaw tournaments. We will start planning the Sponsor tournament as soon as this tournament is over as that is coming up September 11th.

Golf Course Superintendent Larry Tucceri gave the following report:
For those of you who don't know me, I'm Larry Tucceri, your Golf Course Superintendent for Aspen Hills & Cedar Creek.

This year got off to an early start as you all know. The course has been getting better and better as the weeks come and go.

The ladies tee boxes have been built to a bigger area and sodded. They are just starting to open up for play. Irrigation is really dialed in as we all can see. Kyle Nicholson has done an outstanding job. Our tree trimming and beautification program is alive and well.

As for the course, we have had an incident last Saturday night on hole #15. I've been working at it every day and it will be back to normal hopefully by Ryder Cup next week. The marshal program has really helped in minimizing damage to both courses, kudos to all involved.

Lastly, is my great crew up on that hill. They overachieve every single day and I'm so proud of them. Their hard work and dedication really shows out there. I love them like family. Thanks guys.

This concludes the Golf & Greens Report

Architectural Committee Report: Director Dulin gave the following report:

Thank you to Carolyn Thacker for her help in getting me started, as well as all the work that she has put into the architectural committee over the years.

Year to date approval:

14 New Home w/ attached garage 2 of which were in July.

3 New attached Garage addition.

4 Detached Garage.

1 Auxiliary Building

1 House addition

1 Siding Change

2 Exterior Painting 1 of which was in July.

2 Added or rebuilt Deck

2 Roof Replacement or extension

1 Carport

Utilities Committee Report: Director Occhi gave the following report:

Thanks to Nick on the junior golf program. We know at least a dozen families that have kids and their tournaments and excitement is exactly what we need.

Playground equipment has been built and ordered; it is just waiting to be shipped until our site is prepped. We are currently receiving bids for asphalt work and site work. The benches have been selected as far as the size, color, and amount; we have not yet ordered them. Basketball hoops are being reviewed currently, but no decision has been made yet. The average price we have found for those is around \$2,500 a piece and we need 4. We are looking for volunteers to help build everything and trying to find any donations.

Facilities & Grounds Manager Ernie Bigelow gave the following report:

Larry and the crew are doing great, Kyle on irrigation, Chris on maintenance, and all the rest of the guys on the hill.

Kyle & I were up Green Canyon on Tuesday. We are taking 1050 gallons per minute out of the culinary which is good. The Brog, which is the runoff, we are taking all of it right now. We are half pipe right now as we should be, but it will go down.

Cedar Creek well mini switch was installed today. We still need to fix the 3-phase wiring that Silverstar hit.

The Aspen Hills project looks amazing. We laid over 5,000 square feet of sod in about an hour with volunteers. Gravel looks good, the flowers are struggling but we're working on getting those back to life. Thanks to everyone who came and helped setup the tent, it was needed and very appreciated. The outside of the building still needs to be painted and sided for next year.

The health inspector came to the pool last week and passed us with flying colors. I am losing 2 out of 3 of my pool attendants at the end of July. If you know anyone that is looking to work the rest of the season, please reach out to me.

The 4th of July went great thanks to Mike and the girls. Thanks to all the volunteers that came out and helped prep everything the day before and helped out the day of.

Finance and Legal Committee Report: Vice-Chairman & Treasurer Judge gave the following report:

Good evening. First, we need to address a couple of legal issues. For those of you who are golfers, you will have noticed a change of boundary on hole 6 of Cedar Creek. We are in a dispute with the property owner about the exact property line. We have had the surveyor out, and while the line might be correct, we do have an exceptionally large utility easement that he is trying to dispute. All the information has been turned over to our legal team for a final opinion and hopefully a successful resolution.

The other matter is actually more disturbing. If you get our newsletter or keep up on Facebook you will have seen the notices about the vandalism on hole 15 of Cedar Creek. A substance that we suspect was a diesel fuel stabilizer was maliciously poured on the green to kill the grass. The sheriff's department was called in, and while there, found some evidence that we hope will yield fingerprints pointing to the person, or persons who did this. What needs to be understood is that this type of substance doesn't just kill the grass, but can contaminate the soil for years. We are hopeful that the mitigation efforts that Larry and his crew diligently made will have prevented this. We, and the sheriff's department are asking that if anyone saw any type of suspicious activity on the green last Friday evening or night, please call the office.

For those of you who weren't at the Annual meeting last month, our annual audit was completed with flying colors. The senior auditor for Coria and Company, Phil Tippetts was on hand and reported that because of our very dedicated and diligent staff, our audit went smoothly. When asked if there were suggestions about how we could improve, there were none, just another affirmation about the fact that our staff stays on top of issues, and calls throughout the year to clarify any questions, proving once again that we have a great team working on our behalf.

2027 budget season is fast approaching. The final budget calendar will be available at the August meeting, but at this time I'd like to nominate this year's Legal and Finance committee for board approval.

Ken D'Sousa
Ben Sweet
John McDaniel
Ken Crittenden
Jim Presser

- Vice-Chairman & Treasurer Judge made a motion to approve committee member nominations. Secretary Christiansen seconded the motion. Motion passed by unanimous approval.

Thanks to all of you for agreeing to serve on the committee.

At this time, I'll turn the microphone over to Heather to give you some specifics on current numbers.

Assistant Manager & Bookkeeper Heather Bigelow gave the following report:

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

The 2026 Assessments paid status as of July 15th is 1850 accounts are paid in full, which equates to 91.77% collected. There are 166 accounts left with balances. Past Due Assessment Statement Reminders will be emailed this month to assist with collection efforts.

The 4th of July Celebration Grossed \$8307.50. We are still waiting for some outstanding expense invoices before we can determine if we broke even after the loss we had last year with the unfortunate weather.

This completes my report.

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

Business Activities:

How is your money working for you?

As of June 30th, the Association has \$1.1M in interest bearing accounts. This is comprised of \$300K in CD's, and the utilization of Fidelity money market accounts. Though the rates have fallen a 1/2 (.54) of a percent since this time last year, we remain trending at 120% to budget and have accumulated over \$18K in interest this year.

As Chairman Viollis mentioned, the Association sought to diversify our investment portfolio beyond CD's to include raw land with the purchase of the property at 115 Vista East Drive. The funds utilized came from a maturing CD and the reinvestment of the same in property, is part of the Association's long-term planning initiatives.

Budget vs. Actuals:

The 2026 Budget is separated into three main components or departments; Administrative, Facilities and Golf. All three departments have proven their success and team synergy in terms of overall income produced; Golf is at 128.21% to budget with over \$126K more than forecasted, Facilities at 126.62% and Administration at 102.34%. The key components that have contributed are Proshop retail sales, season passes and punch cards, the golf course sponsorship program, the recreational use fee and facility rentals. Knowing that our season began earlier than expected on March 21st of this year, I am pleased to report that the team has remained conservative on expenses with only a 3.25% increase over budget.

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

- Gross Profits are better than budgeted, closing at just over \$1.8M or 109.79%.
- Expenses for daily operations are \$1,004,821.33 or slightly over budgetary forecasts by 3.25%.
- This then makes our Net Operating Income, prior to depreciation, a total of \$803,939.97 or 19.21% better than budget.
- The YTD cash assets as of the 6/30/2026 Balance Sheet total \$1,863,001.71
- The summary of the financials are available on the SVRA website and detailed copies are always available by request at the Association Office.

Collections:

The national average success rate for collection accounts is between 20-30%. Thus far in our efforts, we have recovered \$92,613.97. The following percentages indicate that the Association has an extremely healthy and effective process.

The totals for the annual groupings are as follows;

2026: 27.54%
2025: 42.71%
2024: 71.48%
2023: 76.57%

The 2027 Budget begins by way of the July 2026 CPI index, which will be released on August 12th. From here, we begin formulating the potential needs, expenses and revenue streams that will outline the entirety of the Association's operational budget. From now through September 17th, your thoughts and input can make an impact for the following year. Should you have questions and/or recommendations outside of a public meeting, please connect with our Treasurer, Patty Judge or myself. Our contact information is available on the website and my office door is always open to our membership.

Other Advancements:

Website statistics: We have now had over 12,000 visitors to our new site, golfstarvalley.com since the unveiling at Property Owner's Weekend. I want to thank our member, Matt Groves for the incredible arial pictures and videos. His drone footage truly captures the beauty of our community.

For those who have yet to visit, our goal was Ease of Access by creating two adjacent yet distinct sections. The first for the Golf aspect of our business and the second devoted to the membership. From booking tee-times to interactive calendars, we hope your experience is an 'easy' one.

The Aspen Grove Venue hosted its first summer wedding this past weekend and is currently reserved for another this season. For the design and implementation of, we must acknowledge the project leads, Heather Bigelow, Ernie Bigelow and Larry Tucceri. I am truly blessed to work alongside your creativity and ingenuity. Thank you for always going above and beyond.

In closing, the 2026 summer season wouldn't be possible without the 46 team members who make every day a pleasure to come to work. I thank each and every one of you for your dedication to this little slice of heaven we call home.

Old Business: None

New Business: None

For the Good of the Order:

Member Carolyn Thacker expressed her thanks to the staff as well of the board. She also thanked Deb Viollis, Shauna Crittenden, and Cindy Perretta as well as her daughter who helped with the pies at the 4th of July.

Chairman Viollis thanked the staff for all their hard work.

Adjournment:

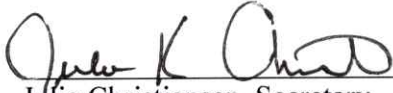
- Director Wardle made a motion to adjourn the July 16, 2026 BOD meeting.
Director Occhi seconded the motion.
Motion passed by unanimous approval at 7:53 p.m.



Mike Wardle, Chairman



Patty Judge, Vice-Chairman & Treasurer



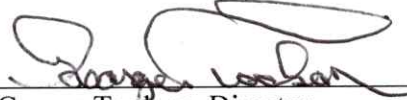
Julie Christiansen, Secretary



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