

**Star Valley Ranch Association
Annual Meeting of Members
JUNE 27, 2026
8 A.M.**

The Cedar Creek Center - 1800 Cedar Creek Drive

In Attendance:

Tony Viollis: Chairman – Present
George Toolson: Vice Chairman – Present
Julie Christiansen: Treasurer – Present
Patty Judge: Secretary – Present
Ken Crittenden: Director – Present
Carolyn Thacker: Director – Absent
Marcus Occhi: Director – Absent

I. The 2026 Annual Meeting was called to order at 8:00 A.M. by Chairman Viollis.

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 Judge 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 27, 2026 at Star Valley Ranch in the banquet/multipurpose room in the main level of the Cedar Creek Center. On the agenda is the election of two directors for 3-year terms.

IV. Opening Remarks: Chairman Viollis made the following remarks:

I would like to welcome and thank Mayor Rok as well as Councilwoman Toolson for being here.

Most importantly, thank you to our local VFW chapter for the presentation of our colors but most of all for your service to our country. The Wall That Heals is coming to Star Valley thanks to the VFW's work. This will be coming to Star Valley Middle School starting July 7th.

It's nice to see more than 8 members at a Board meeting. Please, if you are not on our association email list and would like to be kept up to date on meetings, including how to zoom into them, what events are happening within our community monthly, or what your Board of Directors have been working on, go down to our office and sign up.

You all have a talent that would help our association. We don't know your talents, you do. Offer your expertise in any of our committees they will be welcomed with open arms. Remember this is your association, please get involved!

We have two very important times of the year. Our first starts in September, when the Board begins working on our next year's budget. Our office staff has color coded charts showing where your money goes, and all the bank accounts. When the budget has been passed you can get a budget report in the

office, as well as on the website. Then our annual election, which begins towards the end of February. Both involve everyone living on or owning property on the ranch. Read the newsletters, Facebook posts, or look on our revised website.

V. Review of 2025 Financial Audit: DeCoria and Company's Senior Auditor, Phil Tippetts, reported the following:

I am a local from Star Valley, raised in Bedford. In high school I worked for a lawn care company that did a lot of work in Star Valley Ranch, and I have always loved the area.

I love success and I like to see things go well. When it comes to the audit every year, it does well. You have a great organization and a great staff. Keri reaches out throughout the year to address any issues at the time instead of leaving it for the audit. I have zero complaints, or issues. Great job guys!

Member Gary Braun asked if there is anything that Phil has seen other HOA's doing that we could be doing better at.

Phil Tippetts responded that our HOA does 10x better than any other clients he has that are in a similar industry.

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 28, 2025 Annual Meeting and approval of same:

- Treasurer, Julie Christiansen, made a motion to accept the meeting minutes from the 2025 Annual Meeting as they were written and distributed.
Member, Gary Braun seconded the motion.
Motion passed unanimously.

VIII. Reports of Standing Committees:

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

This has been an interesting election year. I have been told that people didn't want to come out to vote because it's been a good year. It is so important to vote. For our volunteer election committee to count the ballots we need a 30% quorum of our membership who have paid their dues and are in good standing.

I would like to thank our complete association staff and my fellow Board of Director's for their service to the membership during this busy year. Without your hours of attending meetings, giving your input on so many topics we addressed, and your true dedication to this association important improvements would not have occurred. You do not realize how much time we donate and how much work it entails.

This year started off with our office staff dealing with a terrible flood which affected our complete lower part of the City Center. While massive demolition and then total repair had to be done, our staff had to move everything they needed from their office up to Aspen Hills to continue working and keeping the office open to our membership. Luckily it wasn't too bad of a winter, for traveling up there.

The staff also worked closely with the mayor's office to resolve an ongoing excessive water billing issue.

Now with monthly readings and a close look at our meters, it seems we are on an accurate reading of our water usage.

After our office staff moved back to their offices, it was time to work on renovating the old Aspen Hills pro shop into a beautiful venue where we will be holding weddings, family reunions and group parties. From the outside beautification to the improvement in and around the building, it will be a perfect picture for a wedding.

If you have not seen our pro shop and the hallway outside the pro shop, leading into Three Canyon or our bathrooms, you are truly missing a lot. The walls, plants, lighting, and most of all the pictures not to mention the free coffee machine, it adds a classy touch to our building.

Our General Manager has been working extremely hard on redoing our association web page. With the use of a drone, our 2 beautiful golf courses are shown from above, showing how beautiful they truly are. There are two sides of the main page for people to choose from. One, for our golf courses and what they have to offer, and the other for our membership, where our up-to-date documents, forms, requests and Board meetings are at a touch of your finger.

Lastly, 2022 a very important year for all our membership. Our DCCR's are up for changes if plats wish to have changes made. Please remember that 70% of each plat needs to vote in favor for the changes to occur.

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

Now that we have a quorum, I'm going to make this short and sweet so weather permitting, you can go out and hit a golf ball.

It would appear that 2022 is shaping up to be another banner year here at Star Valley Ranch. The following facts and figures are year to date totals from June 26th 2021, compared to June 26th 2022. 2021 there were 5,813 rounds played compared to 7,615 through yesterday. That's up 1802 rounds this season, or 10 more rounds per day. In dollars and cents, Golf operations are at \$99,921.00 in '22 compared to \$55,610.00 in '21. Greens fees are \$114,464.00 vs \$87,105.00 last year. Cart rental this year are \$47,885.00, last season, \$37,979.00. Punch cards \$228,402.00 now and \$184,779.00 a year ago. Total overall for 2022 is \$547,363.00, which is \$159,538.00 more than last year, or up 41.14%.

I firmly believe the reason for the upward trend is due to the dedicated staff we have here on the Ranch. The continued teamwork is incredible. The team consists of; the administrative staff, or the girls in the basement, the Golf Course Maintenance crew, Larry and the boys on the hill, Maintenance and Grounds Manager Ernie, Nick, Melissa, and all the pro shop staff, along with the helping hands when needed from both the Ladies and Men's Golf Leagues.

Thank you to all for making SVRA a great place to play golf.

House and Entertainment Committee: Director Crittenden gave the following report:

Last July 4th was an incredible day, right up until the storm hit about noon. Over 70 volunteers were on hand to help make the whole thing possible. The flag raising is a moving ceremony, which was followed by pancakes and sausage breakfast that was wonderful. The golf cart parade went off before the storm and as always, the creativity of our members was astounding! This year's forecast is looking great, so make sure you come out and enjoy all of our activities.

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

The annual trunk or treat with the games in the barn and the haunted train ride were a huge success. We had lines out the door for the haunted games and train ride.

Santa on the Ranch was a great event with kids of all ages showing up to visit Santa and make an ornament to take home.

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 also have an ice rink in the winter that has got a lot of use. At night it is well lit and it is fun to see the kid's playing hockey & skating.

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.

Lastly, I would like to thank Ernie, Larry & Kyle for setting up the ice-skating rink and maintaining that, as well as Chris for grooming the trails. I would also like to thank all the volunteers that helped with H&E this year.

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

A couple of highlights from the Annual Audit:

- **Restricted Balance** – The net assets with Donor restrictions is new this year. This balance represents amounts specifically donated for the Cedar Creek Park. Generally Accepted Accounting Principles (GAAP) requires that these funds be separately reported in the financial statements. Not only is the Association reporting these separately, but the funds are also kept in a separate bank account which aligns with best practices.

- **Liquidity** – As noted in Note 3 of the Notes to the Financial Statements the assets available for general expenditures was \$1.2 million at 12/31/25 compared to \$1.06 million at 12/31/24. The Association does not have established policies regarding their liquidity and availability of funds but strives to maintain financial assets on hand to meet, at minimum, 30 days of normal operating expenses. During 2025 and 2024, 30 days of operating expenses, before depreciation, was approximately \$166,000 and \$139,000, respectively. The Association's liquidity position is very good.

After corresponding with a member this week, I was reminded that education and communication regarding the annual assessments should be clear, concise, and ongoing. Annual HOA assessments

are not used for recreational purposes. Assessment dollars are used to fund administrative activities of the HOA, including Cedar Creek Building payments and administrative operations. We aim to have golf operations be self-supporting.

The May 2026 financial statements and bank reconciliations have been reviewed with the General Manager and Bookkeeper. At 5/31/26 the Association's financial picture remains strong. Factors contributing to the positive financial position include Sponsorship income and golf income. The whole team has been instrumental in bringing in sponsors and that has led to a strong start to the tournament season and overall golf season. The earlier than expected opening of the golf courses have allowed us to get a jump on golf income. The other driving factor is the recreational use fee. We ask new homeowners to pony-up upfront to contribute to things that you long timers have been paying into for years.

Lastly, I would like to thank my committee for their work on the budget. If there are any questions I will take them. I may not be able to get you an answer at the time, but I will look into it and get back with you. Financials and the audit are available on the website.

Architectural Control & Utilities Committee: Treasurer Christiansen gave the following report: The playground equipment has arrived at the vendor and is ready to be delivered to us. We are in the process of reviewing estimates to complete the site work and have the new basketball courts paved. The park subcommittee is in the final stages of selecting new benches and adjustable basketball hoops to order.

We are shooting for installation starting the end of July to mid-August depending on weather. We received our 3d park model back from our park planners and it looks amazing. The model is a good visualization of what we can accomplish if we get together as community and raise funds. This model is a good visual but again it is a draft and can be adjusted to meet our current and future member needs.

Chairman Viollis gave the following report:
Since the last annual meeting June 28, 2025, the Architectural Committee have approved:

- 1 New Home
- 20 New Homes with attached garages
- 1 modular Home
- 8 New garages
- 2 New Decks
- 3 Deck replacements with a roof
- 1 Deck replacement
- 2 Accessory Buildings
- 1 Pole building
- 2 Roof replacements
- 1 exterior House painting
- 1 House addition
- 1 new siding of a house
- 1 Carport

- 1 House being attached to a garage
- 7 Front yard landscaping projects

X. Introduction of candidates for the Board of Directors:

Secretary Judge introduced Board of Director candidates Julie Christiansen our current Treasurer, Matthew Kieran Dulin also known as Kieran, and Kevin Leonard who was unable to be here today.

XI. Announcements: Chairman Viollis made the following announcements:

I would just like to again thank the office staff and the Board of Directors for all their hard work.

XI. Adjournment:

Member, Cathy Toolson, made a motion to adjourn the 2026 Annual Membership Meeting.
Member, Katie Toolson, seconded the motion.
Motion passed unanimously at 8:44 A.M.

Tony Viollis, Chairman

George Toolson, Vice Chairman

Julie Christiansen, Treasurer

Patty Judge, Secretary

Carolyn Thacker, Director

Marcus Occhi, Director

Ken Crittenden, Director