



Board of Directors Meeting  
February 19, 2026  
7:00 P.M.

SVRA Cedar Creek Center Meeting Room

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

**Call to order:** Chairman Viollis called the meeting to order at 7:03 p.m. and called for the Pledge of Allegiance.

**Recognition:** Chairman Viollis welcomed Mayor Ru Rok.

**Adopt the Agenda:**

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

**Approval of Minutes for November 20, 2025 Board of Directors Meeting:**

- Director Thacker made a motion to approve the minutes of the November 20, 2025 Board of Directors Meeting.  
Director Crittenden seconded the motion.  
Motion passed by unanimous approval.

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

We have a lot of handouts in the back. If you would like to follow along with some of the things we are going to be discussing, please pick those up.

We recently lost a former Board member and friend. He served us every day he was on the Board and we will miss Fred Lamming. He is probably basking in the sun, planting trees, and enjoying himself.

Over the last 3 years our water bill at the Cedar Creek Center has been extremely inconsistent. Our General Manager had spoken to the Towns offices multiple times and nothing was being done until now. We had been told previous that we have a leak, which we watched for and showed that we did not. Then we were told our meter was bad, so we had a new meter installed. The new meter has been running correctly as far as we know. The bills have been astronomical and we are not taking it anymore, so we asked for a meeting with Mayor Rok. The Mayor told us she would meet with her team and try to get all the information. Our meter has to be read manually once a month and we will have Ernie present at the reading with the Water Operator to

ensure proper reading. We will also keep a record ourselves of what the readings show. We want to thank the Mayor for hearing our concerns and helping us get to the bottom of this.

The Mountain Estates Annexation is through the Town of Star Valley Ranch, the Association does not have a say in this. We encourage the membership to attend Town meetings or read the reports that they are releasing and stay educated.

We have a lot of new families moving into our community that don't necessarily know what is going on with the Association. On April 23<sup>rd</sup> at 7 p.m. we will host a welcoming for the new members. All members can attend.

In 2032 the DCC&R's are able to be revised. Carolyn Thacker has been asked to lead the way. We would like to have 1-2 representatives from each plat let us know what is most important to them. Carolyn will be putting together a committee.

Mike Hunsaker from Star Valley Health will be speaking with us during for the good of the order on the EMS special district update. I feel this is important for our members to be informed on.

#### **Standing & Special Committee Reports:**

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

The Santa on the Ranch event in December was a great success. We had about 30 kids who loved visiting with Santa and doing the crafts we had for them. It was a little bitter sweet. It will be the last Santa on the ranch for a variety of reasons. The town has started doing the tree lighting and a visit with Santa, and there are multiple Santa events around the rest of the valley that we compete with. Also, our wonderful volunteer that has played Santa for the last few years has decided to retire and move out of the area.

Our annual Easter egg hunt will be Saturday morning April 4th at 10 am. We need volunteers to help stuff the eggs on Friday afternoon March 27th at 2:00 and help with hiding the eggs on the morning of April 4th. If you are available and willing to help either time, please let me know after the meeting.

**Architectural Committee Report:** Director Thacker gave the following report:

Since the November 20, 2025 Board Meeting, the Architectural Committee have approved:

1 House addition

1 House with a Garage with attached Garage

This concludes the Architectural report for February 2026.

**Utilities Committee Report:** Director Occhi gave the following report:

We are working on phase 1 of the park remodel which is moving and upgrading the park. We have identified equipment that we would like to purchase. We have also spoken with an architect or park planner who will help us design the area. We are meeting with them on March 5<sup>th</sup>. We are hoping to have phase 1 done by the mid to end of the summer.

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

Judging by the lack of snow on the valley floor, the 2026 golf season is just around the corner. This was confirmed by our golf Superintendent, Larry Tucceri exiting golf in Mesquite to head north. It's a good thing when our head grounds keeper is ready to roll out the new season, with a grin on his face. Keeping with Larry and his crew, we are now looking at replacing the Toro satellite stations and computer so we keep wet stuff on the green stuff at Aspen Hills and Cedar Creek. Our equipment and crew for both courses are ready to go with two newer Toro mowers and two new Jacobsen units ready to go. A special thank you to Chris our mechanic, who spent a lot of time and effort getting our equipment ready for another season.

The upcoming Star Valley Ranch winter tournament will be held at the Emerald Canyon Golf Course in Parker Arizona on March 1st & 2nd. Thank You to Marsha Combe, Donna Thompson, Michael Moore, and their other halves for putting this annual event together, it's a lot of work.

On the horizon is the 16th annual Mixed Moose Tournament to be held on June 18th, 19th and 20th. Between Keri, Nick, and the Golf and Greens Committee, the logistics have been set, should be an outstanding event again. Sign up on the website or pro shop. At this time, February 19th we already have 17 teams signed up.

Other future dates to put on your calendar are club fittings. Nick has arranged for the following manufacturers to be at Cedar Creek the month of June. Ping June 13th, PXG June 17th, Callaway June 20th, and Mizuno on June 27th. If you're interested in improving your game, talk to Nick or Mellisa and sign up. If that doesn't work, talk to Nick again about lessons. Speaking of lessons, the pro shop already has dates and sign-up sheets for 2026 Junior golfers, with 17 already registered. With spring coming, the Ladies and Men's Associations will be gearing up in May for the season. Ladies play on Tuesdays and Thursdays, with the guys on Mondays and Wednesdays. The only requirements are "Go Have Fun", handicaps/ abilities are everywhere on the board.

In closing, last October the golf simulator was brought up, and with questions from the audience and a few not so nice emails from members as to usage and prices. At that time, I had to look like the "deer in the headlights" as I did not know how it would work, or if it would. Here's your answer, the simulator has done great. With Nick, and our new great addition to the team, Mellisa, the simulator has done about \$12,000.00 since November. On top of that Mellisa has done another \$4,100.00 in retail sales during the winter months. Mellisa, great job and welcome to the team. Whatever I've missed I'm sure Keri will fill in.

This concludes the Golf & Greens Report.

**Finance and Legal Committee Report:** Treasurer Christiansen gave the following report:  
All bank accounts have been reconciled through January 31, 2026 with no unresolved items.

We ended 2025 with \$194k of net income, in 2024 we finished the year with \$252k net income. The 2025 amounts are unaudited. At 12.31.25 cash balances totaled \$1,141,993.75 including \$2,475.78 reserved for the Park Capital Campaign.

As a result of closing the 2025 books, I will be proposing a funds transfers as is our practice once the books are closed.

The audit will begin soon. The auditor will be reaching out with the list of requested information. Keri, Heather and I will be working with the auditors, and I would like the auditor to meet with the Finance Committee prior to finalization of the 2025 audit.

For January 2026 we had net income of \$897k. All assessment income is recorded when invoiced. Total income is \$28k over budget primarily driven by recreational fees and strong golf operations income due to season pass sales compared to budget.

January expenses are \$58k over budget primarily due to the costs associated with the Cedar Creek Center flood.

At 1.31.26 cash balances totaled \$1,333,698.23 including \$2,475.78 reserved for the Park Capital Campaign.

The other action item tonight will be to approve the 2027 budget calendar. Activities pertaining to the 2027 budget will begin in September 2026.

Please let me know if you have any questions.

- Treasurer Christiansen made a motion to approve Funds Transfer as part of the 2025 EOY Operating Account Reconciliation.  
Vice Chairman Toolson seconded the motion.  
Motion passed by unanimous approval.

- Treasurer Christiansen made a motion to approve the 2027 Budget Calendar for the 2027 Operating Budget.  
Director Occhi seconded the motion.  
Motion passed by unanimous approval.

**Election Committee Report:** Secretary Judge gave the following report:

Election season is upon us. This year we have 2 three-year terms available. Candidate election packets will be available in the office starting tomorrow.

Hopefully you picked up the election calendar available in back. I'll go over some of the key dates. March 29<sup>th</sup>, 90 days prior to the Annual Meeting, will be the last day to submit ballot motions for the Boards consideration. This means if you as a member have something you would like included as a motion on the ballot you can submit that to the office and the Board will review it. April 28<sup>th</sup>, 60 days prior to the Annual Meeting, is the candidates' last day to present nominating petitions, candidate presentations, and photo for inclusion in the annual packets. These are due and must be presented to the SVRA office by 4 p.m. May 5<sup>th</sup> at 6 p.m. there will be a candidate orientation in this room based on the applicants. May 8<sup>th</sup> all election materials will be fully printed. May 11<sup>th</sup> the Election Committee will assemble packets for mailing and those packets will be mailed to the members by May 16<sup>th</sup> at the latest. June 12<sup>th</sup> the Election Committee will have a mock ballot counting with 5 key people, plus the chair & vice chair to make sure we know exactly what to do on the official day. June 15<sup>th</sup> the membership in good standing will be verified by the office staff and the membership roster closes. June 22<sup>nd</sup>-June 25<sup>th</sup> the Secretary Proxy Envelopes are verified that member is in good standing and envelopes are separated into plat groupings. June 26<sup>th</sup> we will set up for the election. June 27<sup>th</sup> at 8 a.m. will be the annual meeting with the polls closing 30 minutes after the adjournment. The votes will then be tallied. Following the tallies there will be a re-organizational meeting with the elected and incumbent Board of Directors. Are there any questions about the calendar?

- Secretary Judge made a motion to approve 2026 Election Calendar.  
Director Crittenden seconded the motion.  
Motion passed by unanimous approval.

We have revised the annual membership meeting voting procedures to conform with the Bylaws that were voted in on June 28th, 2025. The draft was available in the back. You will all be thrilled to know that I'm not going to read this whole thing. The portions in blue are the changes that we made that will be in effect going forward, anything in red is getting removed. Most of these changes are a result of removing all proxies except the Secretary proxies, others were wording changes for clarity. Are there any questions?

- Secretary Judge made a motion to approve the Annual Membership Meeting Voting Procedures Operating Policy.  
Director Thacker seconded the motion.  
Motion passed by unanimous approval.

Carol Woodward has once again agreed to serve as the Election Committee chairperson. Mischelle Aldrich-Davis will again serve as the Vice Chair. At this time, I would like to make a motion to approve the appointment of Carol Woodward as Chairperson and Mischelle Aldrich Davis as Vice chair of the election committee.

- Secretary Judge made a motion to approve the Nomination of Election Committee Chairperson.  
Vice Chairman Toolson seconded the motion.  
Motion passed by unanimous approval.

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

**Business Activities:**

What a year it's been! As Treasurer Christiansen reported, the Association closed 2025 in the black with almost \$179K in available funds to transfer into various savings account. These additional reserves have expanded our portfolio to over \$658K, not including the separate golf funds. Your team and Board of Directors

recognize the necessity of protecting the financial health of the Association and will be implementing the parameters established within the new Operating Policy, Operating Funds & Bank Accounts that went into effect last November. What this means is that our main Operating or Checking Account housed in the Bank of Star Valley will be reduced monthly to \$250K after the account has been reconciled. The overage will then be transferred into the Fidelity Money Market to garner further interest as part of our passive income strategy. If, however, a 3-month CD shows a higher yield than the Money Market, the funds will then be used to purchase shares via our Fidelity brokerage account. Through efforts such as these, the Association was able to procure over \$42K in banking interest in 2025.

As we have ventured into the first quarter of 2026, the Association continued its financial momentum with the reinvestment of the \$200K CD, which will once again mature next January. Upcoming next week is the maturing of another \$100K CD brokered through Charles Schwab. This too will be reinvested at the highest interest rate, via a non-callable and monthly payment structure CD. The handouts prepared for this evening's meeting currently show where each account is housed and when the various CD's mature. Alterations and transfers are inevitable, and we will keep you abreast with updates to the Banking Flow Chart via our website. I feel as though I can speak for all of us when I say, thank you for entrusting us with the financial care and health of the Association.

### **Assessments:**

2026 Assessment Status: As of February 17, 2026 - 896 accounts are paid in full or at 44.44%. In comparison to 2025, this is 123 more accounts. As a reminder, the 2026 annual assessments are due on February 28<sup>th</sup>. For those members who have paid on-time, you will be entered into a drawing for a Golf and Cart Punch Pass. The winner will be announced March 2<sup>nd</sup>. If, however, your payment is not received by March 31<sup>st</sup>, interest based on your plat's DCC&Rs will be applied retroactive to March 1<sup>st</sup>.

In keeping with our Delinquent Account Operating Policy, all outstanding assessments are considered 1-year delinquent on March 1<sup>st</sup> of the following year and will be subject to legal collection efforts for all amounts over \$1,000.00 and/or accounts in that are 25 months in arrears or more.

### **Facilities and Golf Course Maintenance:**

The question remains, what hasn't our facilities department done this winter? With extra hands on deck, the gentlemen, led by Ernie, have installed outside sunshades on the upper deck, interior shades in the gym and Three Canyons Restaurant, fixed the outside soffits, repaired vandalism, hung TV's, monitored the repairs to the Cedar Creek Center post flood, closed and winterized the Aspen Hills building post Admin move out, completing software mapping of our irrigation system, reestablishing our FCC licensure, along with painting and caulking. Whew and that's not all...there was the recent plowing of snow. With the return of Larry, our Superintendent, the men will be looking ahead to finishing the Aspen Hills improvement project with this spring with new siding, sod, updated flower beds and the placement of the block wall caps. This area will truly be transformed and adds to our overall ability to host member functions.

### **Golf:**

Although we are in the off season, don't tell that to the multitudes of people renting the simulator. Since its implementation this past November, the simulator has been rented 139 times. As I mentioned previously, our new Assistant Manager Melissa has been hosting our patrons, selling merchandise and spearheading garnering this season's sponsors. With the golf course being closed we are almost at \$40K in income. This is in stark contrast to 2025 where we just squeaked out \$11K in the same time frame. One of my favorite sayings is, "the proof is in the pudding," and I'm so thankful that the membership trusted our decision to open the Pro Shop during the winter months where we have been able to provide our community with another form of entertainment. In addition, I also want to thank Katie and the team at Three Canyons for partnering with us to offer food and beverage service which undoubtedly makes any event better!

Looking towards the upcoming season, Our Golf Pro, Nick will be back onsite starting the week of March 9<sup>th</sup>. While away and supposedly on break, Nick has been diligently working on this season's upcoming tournaments, solidifying club fitting dates to which we already have 4, and preparing the merchandise orders for the Pro Shop. He's been rubbing elbows, calling in favors and cultivating many special touches to enhance

our tournaments and overall season. This year, we invite you to partake in our no-cost coffee bar available in the Cedar Creek Center main hall while feasting your eyes on the digital menu boards which will feature our 2026 sponsors along with photography of past events and promotions for the upcoming.

One such promotion will be for the Junior Golf sessions. Knowing the popularity of last year's lessons, we decided to get a jump start and already have had 17 registrations come through! Mixed Moose registration is also open and if last year's event was any indicator as to what Nick is planning, I think it's safe to say, you don't want to miss out! 2026 is shaping up to be a banner year and we look forward to welcoming our snow birds home and saying hello to all of our friends.

**Old Business: None**

**New Business: None**

**For the Good of the Order:**

Mike Hunsaker with Star Valley Health EMS came in to speak on Star Valley Health's struggles to sustain volunteer EMS services in the region, with increasing operational costs and a lack of volunteers leading to financial challenges. In 2021, Star Valley Health assumed responsibility for all EMS services in the area under a five-year contract, which is now approaching its end. Despite implementing full-time services and meeting national response standards, the organization is facing a significant operating loss of \$1.5 million, prompting discussions about the sustainability of current funding models and the need for potential changes to ensure continued service.

Mike explained the process for establishing an EMS district, highlighting a public hearing on March 17th and a decision by county commissioners on May 19th. He emphasized the importance of sustainable EMS services, noting that current response times are at or beating the national average at 16 minutes. Mike addressed concerns from members about paying taxes for ambulance services while still needing to pay for ambulance rides, acknowledging this as a valid question and compared this to water services explaining that both involve the fixed cost and additional charges for usage.

Mike explained the Federal Healthcare Transformation Program, which could potentially allocate \$205 million annually for Wyoming over five years to improve rural healthcare, stabilize emergency medical services, and address the OB shortage issue in the state. Mike mentioned that more information about the funding application process would be available by the end of April, and they could attend another meeting to report further details.

Mike discussed the current state of EMS services in Idaho and Wyoming, highlighting legislative changes and funding challenges. Mike explored the possibility of creating a special tax district for EMS in Lincoln County, and explaining that a 4-mil levy could generate approximately \$2 million, potentially covering the current \$1.5 million deficit in EMS funding. Mike emphasized the hospital's commitment to maintaining EMS services while seeking a sustainable long-term solution, and encouraged community members to contact local legislators about ensuring funding and having EMS included as an essential service.

**Adjournment:**


- Director Occhi made a motion to adjourn the February 19, 2026 BOD meeting.  
Treasurer Christiansen seconded the motion.  
Motion passed by unanimous approval at 8:25 p.m.

  
Tony Viollis, Chairman

George Toolson, Vice Chairman

  
Julie Christiansen, Treasurer

Patty Judge, Secretary

  
Carolyn Thacker, Director

  
Marcus Occhi, Director

  
Ken Crittenden, Director