
**Star Valley Ranch Association's
"Funding Implementation Steering Committee" (FISC)**

**FISC Bulletin Number 1
August 27, 2004**

A Message to the SVRA Members and SVRA Renters:

Welcome to the first *Official Town Formation Bulletin* authorized by the Funding Implementation Steering Committee under the direction of the SVRA Board of Directors. This Bulletin has been published to inform both the SVRA Members and Renters on the Ranch of the process and progress of implementing the mandate to form a Town in order to improve the financial/infrastructure shortcomings of the Association.

In order to reduce costs, this first Bulletin is being personally delivered to Ranch households as well as being posted on e-mail at svranews@silverstar.com and on the web-site at www.svrawy.com.

Copies can also be picked up at the SVRA Office. This approach will save paper and postage while keeping Members, both on the Ranch and those online throughout the world (literally), as informed as possible. Future publications will be posted electronically with copies available at strategic locations on the Ranch. Currently, 250 Members use the e-mail. The goal is to substantially increase that number, substitute e-mail Bulletins and mailings for regular mail, thereby cutting costs while improving two-way communication. *The e-mail option includes information items only. The Annual Newsletter, statements, and official ballots would still be sent by U.S. Mail.*

Sign up for e-mail by sending your request to svranews@silverstar.com. If you have friends or family who are SVRA Members or Renters, please encourage them to sign up as well. Help us keep you informed of the many Ranch activities and information. Thank you for helping us reduce costs while we move forward with this important endeavor.

The Funding Implementation Steering Committee

Town Formation Project Background:

What is the problem? (SVRA Letter to Membership, December 1, 2003)

Although the annual assessment brings in approximately \$750,000, it is not enough to maintain the 30 miles of roads, provide safe drinking water for over 700 homes and accommodate a growth rate of 110 homes over the last two years. Despite the growth in homes and increased usage of the roads and water system, the assessment revenue remains relatively constant since the Association Membership is fixed and no additional Memberships are available and the annual assessment can only be increased by the July Consumer Price Index (CPI). (**Update:** As of August 2004, 750 homes have been built or are under construction on the Ranch.)

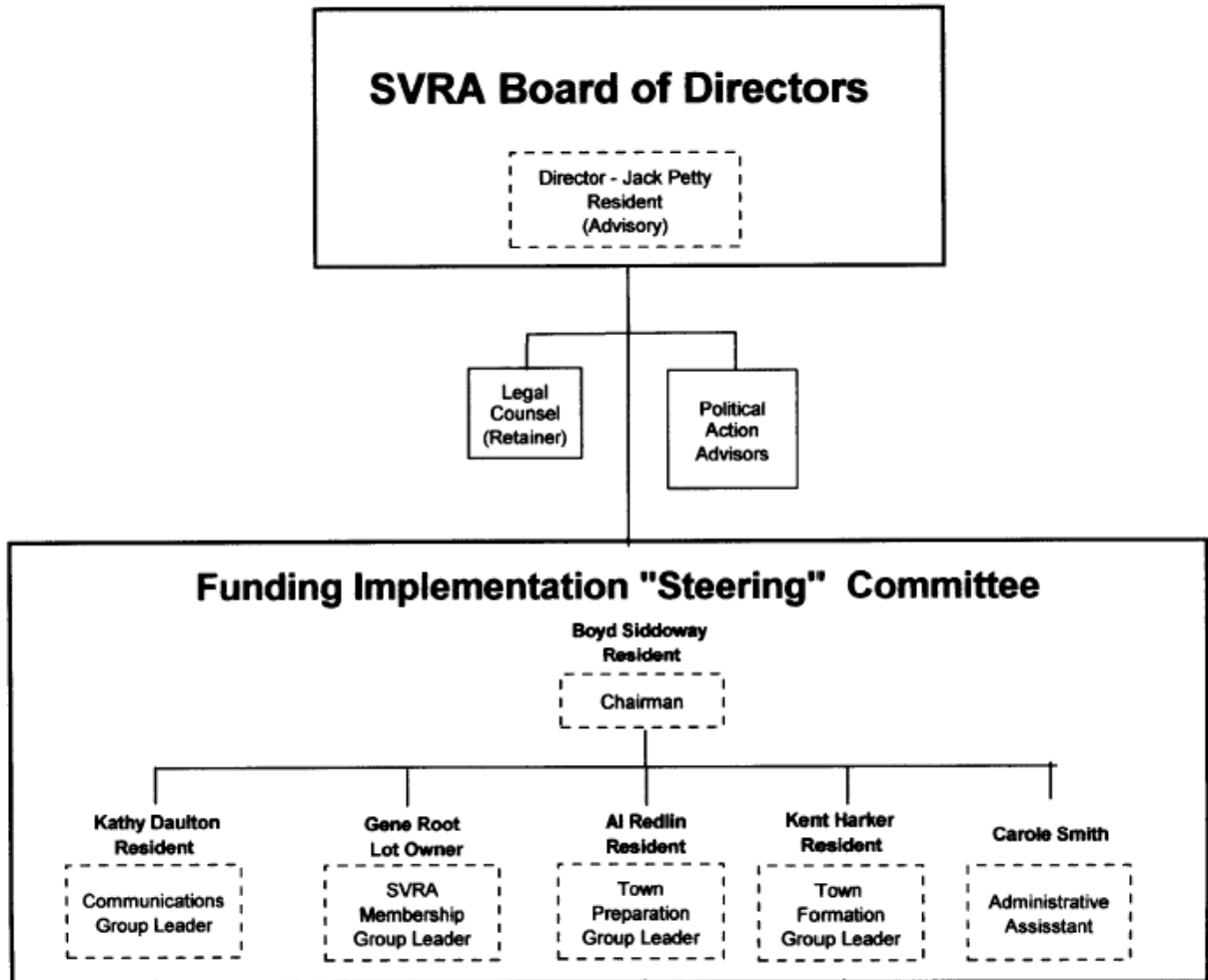
What steps have been taken since September 2003?

At the September 2003 SVRA Board meeting, the Board of Directors authorized a feasibility study to articulate the alternatives for raising the necessary funds and to send out a member-wide poll to help determine a future direction.

A large group of volunteers worked through the winter to develop the *Funding Options Membership Information Packet* that was sent to all Members in April 2003. Explanations of five options were included: Improvement and Service District, Town Formation, Reorganization through Chapter 11 Bankruptcy, Special Assessment, and the Status Quo. Forty-eight percent of the Membership responded. The first choice of two-thirds of the responding Membership voted for the Town Formation option.

Given the Member's mandate, the SVRA Board of Directors approved the following organizational structure and missions for the Funding Implementation Steering Committee and its four sub-groups.

Funding Implementation Steering Committee Organizational Chart



Mission Statement – Funding Implementation Steering Committee

With the Board of Directors' leadership and confirmation, the Funding Implementation Steering Committee is committed to working diligently toward implementing the Membership's mandate "to help solve the financial/infrastructure shortcomings of the Association" using a plan to form a Town for the explicit purposes of:

- providing an improved water distribution system;
- providing expanded road maintenance; and/or
- other services as deemed appropriate that economically and equitably meet the demands of our growing population; and
- garner the support of the SVRA Membership.

Mission Statement - Communication Group

The Communications/PR Group will create a system to keep the Membership of Star Valley Ranch clearly and accurately informed of the process of implementation and the progress of the various implementation committees. All effective means of communication will be used, and the committee will work to encourage the Membership to take advantage of the lower-cost SVRA e-mail and web-site. It will also receive, document and share feedback from the Membership to the Steering Committee and Board of Directors.

Under the direction of the Board of Directors, the Communications/PR Group will act as the sole publisher and will keep the archives of official mailings to the Membership and news statements to local media that have been approved by the Funding Implementation Steering Committee. When requested, the Communications Committee members will act as readers and editors for other committee documents and/or help with other communications projects.

Mission Statement - SVRA Membership Group

The purpose of the SVRA Membership Group is to be an advocate for the interests of the Star Valley Ranch Association during the process of forming a Town.

The various projects are:

To define in easy-to-understand terms the issues for SVRA in the formation of a Town.

To explain how the Association's DCCRs would interface with the Town structure.

To plan for the transfer of the water system and road maintenance to the Town.

Mission Statement - Town Preparation Group

Develop draft regulations and financial information that will be helpful to the Town officials when the Town is formed, Mayor and Council are elected and regulations and budgets are implemented.

Definition Project - Develop Town objectives, services to be provided, ordinances, and regulations that are DCCR compatible and will be helpful to the officials of the new Town when it is formed.

Budget Project - Develop a suggested first year budget based on anticipated revenues and expenditures that will be helpful to the officials of the new Town when it is formed.

Grants and Matching Funds Project - Develop information on grants and matching funds that may be available to the Town. Prioritize the needs and determine the probability of success in obtaining funds. Determine the requirements for submission of requests.

Mission Statement - Town Formation Group

Investigate the requirements for inclusion of Plats 4 and 5. Investigate whether we must perform a re-survey and if so, locate the boundary monuments needed for the survey.

Prepare time line for completion of the application for incorporation. Put together a team to acquire signatures on the incorporation petition and to gather the signatures.

Assemble a census team and perform the census.

Prepare documents and maps to be either published in the newspaper or posted in the territory proposed for incorporation.

Finalize application documents and file with Lincoln County.

Progress of the Board and FISC to date:

1. Committees formed and resource people identified. Committee members have attended all committee meetings and voted on issues. Resource people are invited periodically to share their unique knowledge and skills. Over 50 volunteers have already agreed to serve on committees, as resources and as reader/responders.
2. Mission Statements written and accepted by the Board of Directors.
3. Preliminary FISC budgets / Expenditure forecasts developed.
4. Time Line of critical events created.

FISC Future plans:

1. Solidify the requirements for inclusion of Plats 4 and 5.
2. Confirm the requirements for our survey. Locate the boundary monuments if needed.
3. Town visits: Bear River - Thayne - Alpine - Afton
4. Membership Communications: Board Meeting Updates, Reader / Responder Groups, Ranch Distribution Group, Bulletins, E-mail, Web-site, Local Media, and Membership-wide mailing
5. Identify and prioritize alternatives for how to transfer the water system and road maintenance to the Town.
6. Town Name Project with involvement from all SVRA Membership and Renters.

7. Free e-mail training for up to 15 persons at Silverstar Offices in Thayne at the end of September.
8. Fund raising