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

**FISC Bulletin Number 7
August, 2005**

**We are NOT yet a town, but we are well on our way to the ultimate decision.
This will be a major milestone or junction in the history of Star Valley Ranch Association.
On Tuesday, September 13, 2005, all electors will have the right to vote:
"For Incorporation" or "Against Incorporation",**

Encouragement and Support

The FISC would like to express our thanks to all the Association Members, both local residents and the many remote home and lot owners, who have e-mailed, telephoned and/or told us face to face of their appreciation and support for our work and efforts to date. You have also expressed your encouragement for the successful implementation of the town and its anticipated positive impact on the ranch as a whole. Our thanks to all of you too!

Town Hearing a SUCCESS

Lincoln County Commissioner's Hearing on Wednesday, August 10, 2005.

There were about 40+ members and interested parties in attendance. Key individuals introduced to the County Commissioners included; Petition Applicants, Census Coordinator, SVRA Board of Directors and our General Manager were introduced to the Commissioners. A prepared statement was read: 1) reaffirming the support of the membership and electorate for the town and 2) a request to expedite the process as fast as the statutes would permit. Everyone in attendance was in favor of the incorporation of the town.

The County Commissioners were well prepared. They had both the County Clerk, Jeanne Wagner along with her staff and the County Attorney, Scott Sergeant review our petition. Both departments had confirmed the completeness of our work, and had so indicated this to the County Commissioners.

Thanks to all who attended. Those of us on the bus not only showed our support for the town, but had a lot of fun on the ride to and from Kemmerer.

The County Commissioners appointed three "inspectors" and set the Election Date; according to Wyoming Statutes - W.S.15-1-205 (a) and (b)(ii)

Jeanne Wagner, April Brunski, Mary Lively were appointed inspectors for the town election with Corey Roberts as the alternate. Tuesday, September 13, 2005 was set as our election date, to be held at the SVRA Library from 7:00 AM to 7:00 PM or by absentee vote.

**Don't forget to vote
"For Incorporation"
Tuesday, September 13, 2005 - SVRA Library**

We encourage everyone to vote!

The number of people voting in the recent Association's General Election has been declining, yet in the '04 General Election, our precinct had one of the highest voter participations in the area. Although only residents of the proposed town will be able to vote, we strongly urge everyone to understand the issues, be interested, participate, get involved and encourage all eligible voters to vote when they have the opportunity. Please vote on Tuesday, September 13, 2005, 7:00 AM to 7:00 PM at the SVRA Library or by absentee vote.

Who is eligible to vote

All Wyoming Registered Voters residing within the boundaries of the proposed town. There are residents of the proposed town, such as renters, that are not Association members and there are many Association members that are not residents of the proposed town. With town incorporation we will have an opportunity for all persons with an interest in Star Valley Ranch to be represented, either in town elections, Association elections, or both.

How to register to vote

If you are eligible to register and vote, but not yet registered, go to Thayne's Town Clerk (located in the Thayne Town Hall & Senior Center building) with either your Wyoming Drivers License OR a photo ID and the last four (4) digits of your Social Security Number and register. You need to do this immediately if you will be absent on Election Day and requesting an absentee ballot. You can also register to vote on Election Day at the election site with the same documentation.

How to vote

In person – on Election Day at the election site (SVRA Library) on September 13, 2005 from 7:00 AM to 7:00 PM

Absentee Ballot – If you are a registered voter, contact your County Clerk immediately at 1-307-877-9056 or toll free 1-800-442-9001, extension 303 or 364 to request your absentee ballot. Then submit it in accordance with the instructions.

If the "For Incorporation Vote" passes on 9/13/05, Who Is Your Candidate?

It is NOT too early to start thinking about your favorite candidates for Mayor and the four Town Council positions, if the town election is successful. The election for our town officials could be as early as mid-November. Once the town election results are official, if appropriate, the FISC will arrange to have the proper instructions and forms for filing candidacy located at the SVRA office.

Know why you should vote "For Incorporation"

Although the annual assessment brings in approximately \$750,000.00, it is not enough to meet the annual operating budget, maintain the 30+ miles of roads, provide adequate reliable water supply for over 800 homes plus accommodate the growth rate of 50+ homes per year that we have experienced over the last three 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 a fixed quantity (one membership per lot) therefore, no additional Memberships are available and the annual assessment can only be increased by the July Consumer Price Index (CPI)...

The DCCRs are very restrictive for the Association to raise large sums of money. Although, the Association continues to cut costs and improve efficiency, it is not enough to sustain the Infrastructure and amenities.

The State of Wyoming assists incorporated towns with expertise and funding assistance for infrastructure projects through commissions, agencies, grants and matching funds.

Projections in engineering reports for repairing, replacing, upgrading and expanding the culinary water system at Star Valley Ranch ranged from **\$5-9** million dollars (Forsgren Report, March '04), not including maintenance of the roads.

Know what you are voting for, when you vote “For Incorporation”

FISC’s Vision

Both the Association (SVRA) and the Town (SVR) will exist and co-reside within the existing boundaries. The FISC envisioned a close, long term, cooperative, relationship between the Town and the Association. Both the proposed Town and the Association should share a common goal of maintaining and improving the outstanding quality of life and amenities that we have here on the Ranch. This can be a time for great to partnership. There should be no competition between them.

Star Valley Ranch Association Vision - We recommend that SVRA continue their functions related to recreational facilities, social activities and other responsibilities identified in the DCCRs. The Association would continue ownership, control and operation of the SVRA golf courses and their irrigation systems, swimming pool, tennis courts, buildings and other common areas. In accordance with the DCCRs, permission of SVRA Members will be required for any transfer of any part of our water system to the Town.

The Town of Star Valley Ranch Vision - Our “Town” will be unique in Wyoming, our recommendation is to essentially be a residential community. Initially, the Town should only focus on the culinary water system and maintaining the roads. Even seemingly small, insignificant ordinances can have a huge impact on the town’s expenses. Our revenues will be limited and should be directed primarily to solving the funding issue related to our roads and culinary water. This would relieve SVRA from a considerable financial burden including both the major investment required to update and expand the current system and the annual cost of maintaining the ageing water system and roads.

A close, long-term Partnership.....

.....between the proposed town of Star Valley Ranch and the Star Valley Ranch Association is not only desirable but a necessity to ensure the financial future and quality of life for everyone who has a financial investment in the “Ranch”.

The FISC’s Financial Report

We are happy to report that although the Board of Directors set aside funds in both the 2004 and 2005 Budgets for the FISC, we have not used one dollar of association funds.

Thanks to all who have contributed, both financially and in kind. We could not have paid for all the volunteers’ time that has so willingly been given by so many.

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| Total donations to date: | \$16,135.38 |
| Total *expenses to date: | 9,476.78 |
| (*Complete details of all expenses are available for viewing upon request) | |
| | ===== |
| Balance as of 8/15/05: | \$6,658.60 |
| <u>ESTIMATED</u> 2005 Expenses: | |
| Bulletin #7: | 500 |
| Town Election Charges: | 2,000 |
| Town Officials Election Charges: | 2,000 |
| Bulletin #8: | 500 |
| | ===== |
| Anticipated 12/31/2005 Balance: | \$1,658.60 |

Don’t forget to vote

"For Incorporation"

Tuesday, September 13, 2005 - SVRA Library

In the interest of informing all SVRA members, in the spirit of cooperation and to conserve mailing costs, the following page has been included from the Star Valley Ranch Association.

**Star Valley Ranch Association's Board of Directors
2005-2006**

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| Jack Petty, Chairman | Term expires June 28, 2008 |
| Larry Watt, Vice-Chairman | Term expires June 24, 2006 |
| W. Stacey Scott, Secretary | Term expires June 23, 2007 |
| Joe Angelovic, Director | Term expires June 28, 2008 |
| John Daulton, Director | Term expires June 23, 2007 |
| Kathy Dietz, Director | Term expires June 24, 2006 |
| Charles Lane, Director | Term expires June 28, 2008 |

Standing Committees appointed for 2005:

Finance & Legal Committee, Chairman: Jack Petty

Responsible for the annual operating and capital budgets, determination of fees and assessments, definition of member and guest privileges, and all related legal, taxes, insurance, zoning, and organizational matters affecting the Association. Members are Gary Braun, Karen Drennon, Kristi Lawton, Gene Root, Elling Wright and Sharon Backus ex-officio member.

Golf Committee, Chairman: Kathy Dietz

Responsible for the care and maintenance of the golf courses and grounds, and all matters pertaining to the play of golf, including playing rules, tournaments, pros and pro shops, and golf carts. The committee shall include the Presidents and Vice Presidents of the Men's and Ladies' Golf Associations. Members are Myrna Archibald, Liz Beck, Eric Buehler, Sharon Craig, Bonnie Johnson, Duane Johnston, Barry Kendall, Bob Manning, Gib Oswald and Sharon Backus, ex-officio member.

House & Entertainment Committee, Chairman: Joe Angelovic

Responsible for the operation of all lodge and recreational activities (except golf), bar, and restaurant, and all entertainment. Members are Linda and Hank Alders, Dorothy Allsop, Jean Barngrover, John Daulton, John and Paula Diel, Joan Dillon, Linda Hansen, Dee Holley, Rebecca Hutchinson, Diane and Howard Jones, Ethel McCormick, Marilyn Pope, Kathy Tippetts and Sharon Backus, ex-officio member.

Utilities Committee, Chairman: Chuck Lane; Vice-Chairman: Stacey Scott

Responsible for roads and streets, water systems, power, telephone, airstrip, security, police and fire protection, traffic and speed regulations, trash collection, architectural control, property use restrictions, and all related services. This to include the planning, construction, maintenance, alteration or replacement of Association facilities, property, and equipment, in cooperation with the other affected committees. Members are: Lynn "Snig" Backus, Bob Hilbert, Tony Lorenzo, John Reisenauer, Terry Wilson and Sharon Backus, ex-officio member.

Other Committees appointed for 2005:

Architectural Control Committee: Ad Hoc Committee reporting to the Board of Directors

Responsible for reviewing and approving in writing all building and landscaping projects; verifying compliance of the same with the DCC&Rs and Architectural Rules and Regulations; recommending fines and approving in writing the refund of the completion fee upon satisfactory completion of building. Members are Elmer Beck, Carl Brown, Jerry Gasperetti, Bob Lavery, Doug Lawton, Al Redlin and Bill Wallace.

Greens Committee, Chairman: Larry Watt

Responsible for making recommendations to the Board regarding the golf courses; including beautification and improvements. Members are Gayland Archibald, Jim Chumley, Scott Johnson, Barry Kendall, Don McCormick, Jan Parrott, Robbie Robinson, Larry Smith, Bill Wallace, Marilyn Haskell and Judy Sylvain.

Long Range Planning Committee, Chairman: John Dalton

Vision: Responsible for gathering information and data from all available sources, including the membership, concerning their visions and desires for SVRA's future; developing short, medium and long range recommendations to assist the Board of Directors in their construction of the SVRA long range plan; evaluating future needs and resources of the SVRA including but not limited to policies and procedures, financial projections, facilities usage policies and personnel policies. Members are Joe Angelovic, Frank Childs, Marilyn Haskell, Bob Manning, Don McCormick and Tom Newman.