

**SUN VALLEY ELKHORN ASSOCIATION  
2014 ANNUAL MEETING MINUTES**

**Saturday, January 3, 2015, 3:30 p.m.  
American Legion Hall, Ketchum, Idaho**

**BOARD MEMBERS PRESENT**

Ira Shepard, President  
Pete Petersen, Vice-President  
Nancy Auseklis, Secretary  
Angela Mabon, Director  
Jack Haase, Director  
Harry Griffith, Director  
Margaret Walker, Director  
Jim Monger, Director

**BOARD MEMBERS ABSENT**

Jim Gorringer, Treasurer

**ALSO PRESENT**

Elkhorn Owners and others (per attached list)  
Jim Laski, Legal Counsel  
Darlene Kuehn, Office/Accounting Manager  
Chuck Williamson, Operations Manager  
Paul Exline, ADC Manager  
Chloe Evans, Administrative Assistant  
Stone Sutton, Administrative Assistant

**CALL TO ORDER**

Ira Shepard called the Annual Meeting to order at 3:30 p.m. welcoming all. Ira explained the noticed purpose of the meeting was to consider and vote on the election of three directors and to recap accomplishments in 2014. President Shepard expressed appreciation for the many volunteers serving on Committees, Board members for their time and commitment and Staff for their dedication and hard work. Special thanks was given to past Board member Pam Bailey for her assistance in revamping the ADC Guidelines in 2014.

**ESTABLISHMENT OF A QUORUM**

A quorum had been established with 890 or approximately 55% of the SVEA voting membership represented in person or by proxy.

**APPROVAL OF 2013 ANNUAL MEETING MINUTES (held January 4, 2014)**

The 2013 annual meeting minutes were distributed to the membership prior to the meeting.  
***Unanimous Consent Approval: With no changes, additions or corrections the 2013 Annual Meeting Minutes were approved by unanimous consent of the Membership.***

**ELECTION OF BOARD OF DIRECTORS**

Ira Shepard introduced the candidates for the 2015 Board of Directors.

***Nominations Closed: With no further nominations from the floor, the nominations were closed by unanimous consent.***

Those owners present who had either not voted by proxy or desired to change their previous votes were given ballots. It was announced the votes would be tabulated with election results reported later in the meeting.

**BOARD REPORT**

Ira Shepard and other board members briefly reviewed the issues addressed by the Board over the past year reporting on the Elkhorn branding efforts with new logo, exciting new website and entry sign design completed in 2014. Actual entry sign installation is scheduled for completion in 2015 marking the end of amenity master plan efforts initiated by the Board in 2011. Angela Mabon reported on the new website and efforts to create a neighborhood forum, not affiliated with SVEA, for Elkhorn neighbors to discuss common problems, share advice and exchange ideas. Ira thanked Jack Haase for leading and guiding the Board through a fundamental change in the accounting for capital reserves which is now reported on and maintained independently from the operational accounting.

## FINANCIAL REPORT

Jack Haase, Director and Long Range Planning Committee Chair, presented the financial report addressing the 2013/14 audit, as well as the 2014/15 budgets. He described how the \$650 per property, per year, is divided between operational and capital expenditures. Jack explained that while the Capital Fund graph indicates a zero balance in 2022 the Board will be re-evaluating capital asset replacement schedules and costs very soon which may affect the long term projections. No questions were raised by the membership present.

## RESULTS OF ELECTION OF BOARD OF DIRECTORS

Following the tabulation of votes Ira Shepard was re-elected with 430 votes, Jack Haase was re-elected with 413 votes and Anita Northwood was elected with 408 votes. Jim Gorringer received 239 votes. Ted Witt received 268 votes and Sid Alpert received 321 votes. Board proxies received had been cast equally between all the candidates.

## OTHER BUSINESS

Owners present inquired about the following:

- Elkhorn store disposition. *Harry Griffith explained the store has been purchased by a private investor and no plans for the space have been reported to SVEA.*
- Sunshine parcel condition. *Concern was expressed about the general appearance of the vacant land situated in the Village core. Paul Exline, ADC Manager, will look into what might be done to improve aesthetic conditions in this area.*

## ADJOURNMENT

**MOTION:** *A motion to adjourn the meeting at approximately 4:20 p.m. was made, duly seconded and passed.*

Respectfully submitted,



Nancy Auseklis, Secretary

/cw