

**SUN VALLEY ELKHORN ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
Thursday, March 23, 2017 – 2:00 p.m.
Harker Center**

AGENDA BUSINESS ITEMS

1. Review and Approve Financial Reports – <i>December, January & February 2017</i>
2. Sun Valley Building Permit Fee Report
3. MLS Listing Report
4. Rezoning Open Space – OR-1 to OS or REC Parcel Reservation Status
5. Wildlife Update

IN ATTENDANCE

Board Members	Staff, Counsel & Others
Ira Shepard, President	Jim Laski – Legal Counsel
Dave Galloway, Vice President	Chuck Williamson
Nancy Auseklis, Secretary	Darlene Kuehn
Jim Monger, Treasurer	Sue Ahern
Harry Griffith, Director	Jon White
Grady Burnett, Director	
Karen Curry, Director	Owners and Others:
Anita Northwood, Director	See Attached Listing
Board Members - Not Present	
Jack Haase, Director	

CALL TO ORDER

President Ira Shepard called the meeting to order at 2:03 p.m.

ESTABLISHMENT OF A QUORUM

A quorum was established with eight (8) Directors in attendance. Jack Haase was unavailable.

REPORT FROM SUN VALLEY MAYOR

Sun Valley Mayor Peter Hendricks was in attendance reporting on the following:

- Concern was expressed over the possibility of flooding along Trail Creek. The emergency personnel are training and preparing for response as may be required. Mayor Hendricks reported that floating debris blocking the river channel poses the greatest threat during snow melt runoff.
- Fire Chief, Ray Franco, was dismissed and the assistant fire chief has assumed interim responsibilities. The City is finalizing its fire and emergency services strategic planning to be presented to the City Council on April 6.
- The fire station remodel has been completed and new sleeping quarters are currently in service.
- The 1% air LOT tax approved in May 2016 has provided \$586,000 in revenue for air service support and target market advertising.
- The City has initiated the process of selling their condominium interest at Elkhorn Springs. The asking price is \$450,000 per condominium unit. The City owns two (2) condominiums. The City is required to proceed initially through an auction process prior to placing the condominiums with a real estate broker. The proceeds from the sale will provide funding options for the City's workforce housing issues.

- Bitterroot Road reconstruction is estimated at \$870,000 and will begin this summer subject to contractor availability. Mayor Hendricks believes this project could potentially exceed one million dollars when completed.
- Sun Valley Company received approval to remodel the Sun Valley Inn. The commercial spaces will undergo enhancement and expansion reconstruction.
- The five acre City owned parcel on Sun Valley Road will be named Festival Meadows and will feature statues of local Olympic champions. A solar eclipse event is scheduled to take place in Festival Meadows in August.
- The City is moving forward on a “Roads and Infrastructure” initiative to include a non-binding voting component for part-time residents.
- The City sent out a letter regarding Elk feeding. Individual property owners who initiate elk feeding must be committed to providing adequate resources and support to ensure it is properly maintained.
- Other matters reported: the city traded in four vehicles and purchased two new replacement vehicles, a new assistant Treasurer was hired and Sun Valley’s sister city of Kitzbuhel will be sending representatives next year to visit the area.

OWNERS ADDRESSING THE BOARD

David Clack, Owner 4406, Mr. Clack received a rezoning notice and questioned the City’s action to change OR-1 to REC on property directly adjacent to his condominium along the golf course. It was explained the rezoning from OR-1 to REC will have no impact on existing usage or development potential. The City is currently in the process of eliminating the OR-1 designation and replacing it with REC on the comprehensive and future land use maps. Mr. Clack was assured the Board will remain vigilant regarding rezoning matters. Mr. Clack thanked the Board for their continued efforts on water consumption reduction.

APPROVAL OF FINANCIAL REPORTS

The financial statements for December, January and February 2016/17 had been provided to all Board Members prior to the meeting.

MOTION: Nancy Auseklis moved to approve the financial reports as submitted, Jim Monger seconded and the motion passes unanimously.

BUSINESS

1. Sun Valley City Building Permit Fee Structure - Report

Staff reported on a meeting held with the City Development Director, Jae Hill, at which time the building permit process and fee structure were discussed. The City of Sun Valley recently completed a review of their building permit processes where they approved a small project administrative approval procedure. The ability to administratively approve small projects will benefit owners and help avoid unnecessary construction delays. The fees for building permits are based on the International Building Code and comparison to neighboring cities. Staff recommended that no further action be taken at this time. Staff will continue to monitor and record owner comments with regard to fees and approval processes. Those present agreed.

2. Real Estate MLS Listing – Report

Staff reported that pursuant to the Board directive the real estate MLS listing has been revised to indicate Elkhorn is within the City of Sun Valley. Staff requested the assistance of Lisa Brait who brought this matter to the attention of the Sun Valley Board of Realtors. In a recent meeting, the Sun Valley Board of Realtors voted unanimously in favor of changing the “Elkhorn” MLS listing to “Elkhorn in Sun Valley” as requested by SVEA. Realtors outside the area searching Sun Valley properties can now see that Elkhorn is within the City of Sun Valley and not displayed as a separate area.

3. Rezoning SVEA Open Space by City of Sun Valley – OR-1 to OS or REC

Chuck explained the City of Sun Valley recently sent notices to property owners on the rezoning of several parcels of land from OR-1 to an OS or REC designation. The purpose of the rezoning is to ultimately eliminate the OR-1 description on the Comprehensive Plan and Future Land Use map. The recent rezoning efforts by the City is an administrative cleanup action. The recent rezoning effort is a continuation of a

process initiated in 2005. Zoning designations OR-1 and REC have the same development potential and are redundant. Staff provided Board members with a history of the rezoning action by the City of Sun Valley prior to the meeting. Chuck reported that in 2007 the Comprehensive Plan Steering Committee met with Marlene and identified seven (7) parcels of land zoned OR-1 to be excluded from rezoning to OS (Open Space). The seven (7) excluded parcels would be rezoned REC. The seven (7) parcels are identified on the future land use map, however, no formal property description exists for six (6) of these reserved parcels. The Prospector Hill parcel has been identified and a property description developed, however, this parcel is not accurately reflected on the Future Land Use map or the Comprehensive Plan. Staff recommended formalizing the property descriptions for the remaining six parcels of land and recording with the City in a manner that preserves future development potential. Staff requested that the Board authorize a review by the Governance Committee. Harry Griffith suggested, as a matter of due diligence, the Governance Committee review the parcels for inclusion into OS (Open Space) as well as REC. Ira Shepard suggested the Committee also consider the potential reservation of any parcels in addition to those already identified.

MOTION: Karen Curry moved to approve that the Governance Committee review SVEA's seven (7) OR-1 land parcels and any additional land deemed appropriate for identifying, codifying and recording as REC zoned or inclusion into OS (Open Space) and prepare a recommendation for Board consideration, Jim Monger seconded, and motion passes unanimously.

4. Wildlife Update

a. Feeding of Elk – Those present reviewed information provided by staff on the history of elk feeding in Elkhorn. Ira expressed that while the loss of a number of elk this winter has been a very tragic situation, the Board supports the recommendations of Fish and Game not to feed. Should some owners feel compelled to undertake a personal feeding program they should do so in a responsible manner as outlined in the letter from the City of Sun Valley.

b. Wildlife Sightings – Staff reported on sightings of bobcat, mountain lions, wolves, fox and coyote. The coyotes have been reported as being aggressive towards people and dogs and caution should be observed when hiking in canyon areas.

STAFF REPORT

The Staff Report distributed prior to the meeting included:

- An update on Blaine County regarding ownership of Elkhorn Village Subdivision (Twin Creeks) open space areas. At this time, no action has been taken by the County to correct the quitclaim deed issues.
- The new Association Management software is currently in use and being heavily tested prior to the summer season. Staff has requested minor adjustments to design and reporting capabilities. Additional owner card options for cell phones and key tags can now be made available to owners. Rental agents have been trained in software use and can issue guest passes from their offices.
- Amenities Report included the following:
 - **Village Pool;** hot tub requires a new filter due to irreparable crack in the existing filter. A new washing machine is scheduled for installation prior to the pool opening in June. Pool plaster repairs will be completed as weather permits this spring. A new roll up door has been ordered for the tarp room and the pavers will be leveled in front of the door opening for easier tarp roller access.
 - **Open Space Trails;** new signage and continued maintenance planned for the spring and summer months. Harry suggested asking the City if rezoning from OR-1 to OS affects trail sign installation on open space.
 - **Pond maintenance;** new sonic algae control device software has been upgraded and the unit will be reinstalled as conditions permit. Trout will be restocked for the July fishing derby.
 - **Tennis/Pickleball;** a contractor has been selected to repaint court 4 at the Village converting the surface to 3 pickleball courts. Net posts and sound attenuation screens have been ordered. Pickleball should be in play by mid-June.
- ADC & General Restrictions Compliance Report included new and current construction projects and report on violations processed over the last quarter.

- Dues Collections Report indicated there are currently 6 properties in arrears at this time.

COMMITTEE REPORTS

1. Communications Committee ~ Grady Burnett reported on the meeting held on March 15, where Committee members discussed how to effectively communicate with the Elkhorn owners. The Committee responded to a communications issue involving the Valley Club and a misunderstanding regarding their tennis professional and his responsibilities with SVEA. Committee members reviewed current communications methods and website for possible improvement. Discussion ensued on reducing the number of newsletters and physical mailings to help reduce overall operational expense. The Committee also considered how to improve and promote the SVEA Facebook page.
2. Finance/Long Range Planning Committee ~ No Report.
3. Governance Committee ~ Dave Galloway stated the Governance Committee has three (3) matters to take under consideration; 1) The use of electronic voting by SVEA; 2) Parking Restrictions review with the recent introduction of Sprinter vans to the Elkhorn area; 3) The codifying of the OR-1 parcels owned by SVEA. The Committee will meet and make recommendations to the Board at the next scheduled meeting in July.
4. Recreation Committee ~ Anita reported on the March 21st meeting of the Recreation Committee and summarized the planned programs and events. Anita explained that as new programs are being introduced, less successful programs have been eliminated keeping overall staffing commitment in balance.
5. Sub Association Liaison Committee – Ira Shepard reported that he attended a condominium association meeting in March and the owners present expressed their overall satisfaction with SVEA. There were no complaints or concerns to report.
6. Tennis ~ Nancy reported that she and Chuck will be meeting in the next week to review the status of the new tennis program. Nancy stated Reid would like to introduce to the committee the professional that would be running the day to day tennis operations for SVEA.
7. Water Committee – No Report; no meeting held. Jim Laski reported on the water call status. Jim explained that south valley water users are still pursuing a water call for the curtailment of water consumption in the north valley. If approved, it could go into effect in 2018.

OTHER BUSINESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

With no further business Ira Shepard adjourned the meeting at 3:58 p.m.

Respectfully Submitted,

 /s/ Nancy Auseklis
Nancy Auseklis, SVEA Secretary

SUMMARY OF MOTIONS, DECISIONS & ACTION ITEMS

Motion or Decision	Page #
Motion to approve Financial Reports for December, January & February 2016/17	2
Motion to approve Governance Committee review of SVEA OR-1 Parcels	3

ACTION ITEMS	
Who	Does What
Chuck/Sue	Work with Governance Committee – Rezoning, Electronic Voting & Parking Restrictions
Chuck	Set up Tennis Pro Meeting with Nancy
Chuck/Darlene	Review the effects of reduced number of newsletters