

**SUN VALLEY ELKHORN ASSOCIATION  
BOARD OF DIRECTORS' MEETING MINUTES  
Monday, July 17, 2017  
Minutes**

**AGENDA BUSINESS ITEMS**

1. Review and Approve Financial Reports – <i>March, April &amp; May 2017</i>
2. Rezoning Open Space by City – OR-1 to REC & OS
3. Trail Signage Approval
4. Redundant Power Line - WREP

**IN ATTENDANCE**

<b>Board Members</b>	<b>Staff, Counsel &amp; Others</b>
Ira Shepard, President	Jim Laski – Legal Counsel
Dave Galloway, Vice President	Chuck Williamson
Nancy Auseklis, Secretary	Darlene Kuehn
Harry Griffith, Director	Sue Ahern
Grady Burnett, Director	Jon White
Karen Curry, Director	
	<b>Owners and Others:</b>
<b>Board Members - Not Present</b>	See Attached Listing
Jack Haase, Director	
Jim Monger, Treasurer	
Anita Northwood, 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 six (6) Directors in attendance. Jack Haase, Jim Monger and Anita Northwood were unavailable.

**REPORT FROM SUN VALLEY MAYOR**

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

- The budget for the next fiscal year has been approved at \$6.76 million. The overall budget is down from the previous years (2016) budget of 7.1 million. There will be no tax increase for the seventh consecutive year.
- The City will be spending \$780,000 in capital equipment expenditures in 2017/18. \$49,000 of this total will be used for City Hall renovations.
- \$255,000 has been allocated for chip sealing the roadways. A meeting of the citizens will be held to determine if roadway infrastructure repairs/replacement should be approved and how it should be funded. If the citizens approve a roadway infrastructure overhaul, financing option including a Bond proposal will be discussed. If Citizens opt for complete infrastructure repair the chip seal money allocated in the 2017 budget will not be expended in favor of reallocating towards the full repair.
- The City owned Elkhorn Springs condominiums will be up for auction in August with a minimum bid established. If the offers received are not sufficient to meet the minimum bid requirements the City will take action to list the units with a realtor.

- The Solar eclipse on August 21<sup>st</sup> will be a significant event and the Cities of Sun Valley and Ketchum are working together to cover all essential services. Mayor Hendricks suggested that owners prepare for the event a few days in advance by filling vehicle gas tanks and making sure enough food is on hand to last several days. The Mayor reported he has been told by Idaho Transportation Department the bridge work on highway 75 will likely not be completed by the time of the eclipse. Residents should plan on heavy traffic congestion on the day of the event.
- Jae Hill, Sun Valley City Development Director, has taken a position in Seattle and the City is currently accepting applications on his replacement.
- Mayor Hendricks thanked the Board for the newly established pickleball program. He has personally been enjoying the opportunity to play and believes Scott Teller and Collin Fehr are doing a terrific job running the programs.

## **OWNERS ADDRESSING THE BOARD**

**John Calvert, 216 Sunrise:** Mr. Calvert requested the Board's consideration for the SVEA Sunrise parcel currently reserved and zoned OR-1 be placed into permanent OS (Open Space) due to the sensitive nature of this area as a primary wildlife corridor.

**Judith Biggs, 228 Bluebell:** Ms. Biggs expressed concern about the AT&T tower installed on the ridgeline above Independence Creek. Ms. Biggs stated the tower is unsightly and expressed that she received very little assistance from SVEA at the time of installation. The trees that were planted to screen and soften the tower appearance have died due to lack of watering. Ira Shepard expressed that SVEA did indeed respond to her and General Manager, Marlene Lowry, visited her home to review the situation. Unfortunately, beyond the planting of trees little could be done. The FCC precludes any objections by SVEA or any action to prohibit communication equipment installation. Chuck stated that he would follow up with AT&T to see if some of the issues raised can be resolved in conjunction with their new application submittal. Keith Saks volunteered information compiled by the City with regard to the communication tower installation and the FCC limits imposed on the City and SVEA.

**William Cromwell, Ranch 3628:** Inquired about other carriers attaching to the current communication towers. Currently, AT&T is the only provider using the tower situated in Elkhorn.

## **APPROVAL OF FINANCIAL REPORTS**

The financial statements for March, April and May 2017 had been provided to all Board Members prior to the meeting.

***MOTION: Grady Burnett moved to approve the financial reports as submitted, Nancy Auseklis seconded and the motion passes unanimously.***

## **BUSINESS**

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

Dave Galloway reported that the Governance Committee met on July 14<sup>th</sup> to review OR-1 zoning matters. The committee members considered each of the seven (7) OR-1 parcels under the following criteria as directed by the Board:

- 1) Review each OR-1 parcel and assess its long term value for SVEA members.
- 2) Determine if there exists a requirements for SVEA to officially record and memorialize in perpetuity the OR-1 land parcels
- 3) Determine if any of the reserved OR-1 parcels should be zoned OS (Open Space)
- 4) Determine if additional parcels exist in Elkhorn which might be included OR-1/REC not previously identified.

Dave Galloway explained that OR-1 and REC are identical zoning designations. The City of Sun Valley expanded the zoning definitions to include REC and OS. The OR-1 designation is being phased out in favor of either REC or OS. The Board of Directors in 2007 identified seven parcels that could be utilized for



potential recreational opportunities. Dave stated that SVEA owns approximately 1800 acres of open space of which approximately 37 acres (2%) have been reserved as OR-1 while the balance of the land will be designated OS (98%). In order to formulate a recommendation for Board consideration the committee reviewed the merits of each parcel and classified them into REC, OS or leave as OR-1 at this time. The Committee made the following parcel classification recommendations:

Parcel #	REC	OS	OR-1
1 – Skyline Parcel #1			X
2 – Skyline Parcel #2	X		
3 – Old Elkhorn Stables	X		
4 – Meadowridge			X
5 – Parker Gulch		X	
6 – Independence Creek		X	
7 – Sunrise Parcel			X
8 – Sunrise Park	X		

Dave Galloway explained the Committee recommendations for each OR-1 parcel. Harry Griffith requested clarification on permitted and conditional uses of the REC and OS zoning designations. Jim Laski read aloud the zoning definitions for REC and Open Space. Pursuant to discussion and based on permitted and conditional use in the zoning definitions, Harry recommended that the “Old Elkhorn Stables” parcel be kept in OR-1 for further review and discussion prior to finalizing the zoning designation.

Public comment was received: Al Stevenson recommended that the zoning be compatible with current use and does not restrict access by the owners.

Upon concluding extensive discussion:

***MOTION: Harry moved to approve the Governance Committee recommendation for parcels 1,2,4,5, 6 and 7 and moving parcel 3 “Old Elkhorn Stables” from recommended REC back to OR-1 for further review and consideration, Grady seconded, and motion passes unanimously.***

Dave Galloway stated the Governance Committee is also making a recommendation on the existing Sunrise Park parcel which has been erroneously rezoned by the City of Sun Valley from OR-1 to OS. The current park usage may now be non-compliant with OS zoning restrictions. The Governance Committee is recommending SVEA rezone the Sunrise Park area from OS to REC bringing this area back into compliance with its current use.

***MOTION: Karen Curry moved to approve surveying and submitting a rezone application and comp plan amendment for the rezoning of Sunrise Park from OS to REC bringing the property into compliance with the current use, Harry Griffith seconded, and the motion passes unanimously.***

## 2. Trail Signage Approval

Chuck reported that the Recreation Committee has made a recommendation for Board approval for a trail sign design. The signs will be used to demarcate existing trailheads in Elkhorn. The sign will be fabricated out of steel and allowed to rust naturally. The face of the signs proposed will be seven (7”) inches high by fourteen (14”) inches wide and welded to a 2 inch (2”) square post and be approximately 4 feet tall upon installation. The letters and Elkhorn logo will be cut out with a laser and remain see through. The sign design has been reviewed and approved by the City of Sun Valley. Harry Griffith expressed his concerns about the sign being too large and questioned the necessity for high visibility trailhead signage from the roadways. Harry recommended trailhead signage be installed further along the trails and visible only after you begin hiking. Dave Galloway expressed his concerns about parking issues and public access which may occur once trailheads are officially located. Dave suggested that a parking plan be implemented simultaneously with any installation of trailhead signage. Dave encouraged staff to meet again with City



officials to discuss the parking issues which exist on Fairway Road for the Proctor Mountain Trail and how those problems might be avoided in Elkhorn. Chuck Williamson reported that the City of Sun Valley has installed a gravel parking area at the top of Horseshoe Road. City officials expressed concern about vehicle parking along roadway shoulders where tall dry grass presents a significant fire hazard. Board members reported that parking in the designated Horseshoe Road parking area has already seen abuses by local contractors in the first week in existence. Harry Griffith stated that sign placement be carefully considered keeping visibility minimal from the roadways and suggested a beta test be done in the Horseshoe Road area where parking issues and access can be monitored. Harry suggested the planned QR code installed on the sign be used to provide a count on the number of users; trail management and closure practices be implemented and consideration be given to developing a community adopt-a-trail program.

***MOTION: Harry Griffith moved to approve a beta test trailhead sign, of reduced size, on the Prospector Hill trail in conjunction with a Horseshoe Road parking and violation enforcement plan by the City of Sun Valley, Grady seconded, and motion passes unanimously.***

### **3. Redundant Power Line – Hearing Scheduled for July 26<sup>th</sup>**

Dave Galloway recommended the Board of Directors send a follow-up letter of support for the Idaho Power redundant power line project. Dave reported on a power outage last February in Teton Village at Jackson Hole lasted for several days and resulted in a tremendous economic loss to the area. A similar event in Sun Valley could result in tremendous property loss due to the large number of part time Elkhorn residents in addition to the anticipated economic loss by local area businesses. Pursuant to discussion, those present directed a letter of support be drafted and signed by Board President Ira Shepard.

### **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 working very well under heavy summer season use and reporting requirements. Staff has requested some minor adjustments and functionality capabilities. Additional owner card options for cell phones and key tags are now available to owners. Software updates to include ADC Violations and Project tracking are in the coding stages. An electronic voting module is in the initial stages of development. The additional functionality is being developed outside the scope of the SVEA contract, however, added functionality when complete will be made available to SVEA at no additional expense.
- The following Amenities Report was made available to the Board for review prior to the meeting:
  - **Harker Pool:** Tile around the skimmer ports lifted and cracked over the winter. Tiles were reset and re-grouted. Main pool pump impeller was also replaced due to disintegration. The pool was opened on Memorial Day and is operating efficiently with no other issues to report. Harker pool will be open through September again to allow the Village pool to close by Labor Day for additional troubleshooting and repairs.
  - **Village Pool:** Hot tub filter was replaced due to a crack that could not be repaired. Plaster work on the pool was completed in May at no additional cost. Paver leveling in front of tarp storage shed was completed and a new rollup door was installed on schedule. Pool heat pump failed before opening. The pump was replaced with a different brand which should make repairing and finding parts easier in the future. The pool is leaking a significant amount of water daily. The leak is unknown at this time. The pool will be closed after Labor Day for inspection and repair.
  - **Open Space Trails:** Trailhead sign design has been approved by the City of Sun Valley. Volunteer signs on prospector trail were removed.
  - **Pond maintenance:** The Sonic Algae Unit was returned and re-installed in April. The Village pond was re-stocked with fresh trout from Black Canyon Trout Farm for the annual fishing

derby which took place July 1<sup>st</sup>. Currently the stream from pumped water through Elkhorn Springs is not operational. Hennessey Company representatives report that some dredging is required before they restart pond flows.

- **Patty Rosewater Park:** Open – Badminton set was added to the Park this year. No issues to report.
  - **Tennis/Pickleball;** The Har-Tru clay courts were prepped with new material and rolled out several times in May. The courts are holding water well and reports on the playing surface have been favorable. The pickle ball post sleeves were installed in concrete in May. Courts were painted and striped in June. The sound attenuation material was shipped in June will be installed on court four. Temporary pickle ball nets are set on court eight and used for Saturday Pickle Ball Social events. Pickle Ball clinics and lessons are being attended regularly.
- Recreation Report: SVEA kicked off our summer season with our Annual Fishing Derby on Saturday July 1<sup>st</sup>. There were a total of 102 attendees and 55 children eligible for the contest. Fish and Game was there to supply fishing rods, bait and expertise. Idaho Fish and Game representatives demonstrated how to clean and cook fish. Medals and prizes were awarded for first, second and third place finishers in two separate age categories.
  - 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 is currently 1 bank owned property and 2 additional properties in arrears at this time with SVEA liens filed on those properties.

## COMMITTEE REPORTS

1. Communications Committee ~ Grady Burnett reported on the communications meeting held on July 13<sup>th</sup>, where Committee members discussed how to effectively disseminate news and information to the Elkhorn owners. Grady reviewed the newsletter format and publication frequency; website information; eblasts and ways to improve SVEA Facebook presence; new WiFi capabilities at the Harker and Village pool areas and targeting news and information to the Elkhorn owners.
2. Executive Committee – No Report.
3. Finance/Long Range Planning Committee ~ No Report.
4. Governance Committee ~ Dave Galloway reported that in addition to the rezoning matters previously discussed the Committee has briefly reviewed sprinter van parking as it relates to recreational vehicles and the use of on-line voting. These matters will be further discussed at a later date by the committee.
5. Recreation Committee ~ Sue Ahern reported that the summer programs to date have been very active. The next three grilling classes into August are sold out. The kid's fishing derby had 102 attendees and 55 children participating in the derby. Idaho Fish and Game was very satisfied with the overall turnout. Pickleball has been a very successful and well received amenity addition. Chuck requested permission from the Board to utilize court 8 at the Village tennis for 4 additional temporary pickleball courts as demand requires. The remaining sound screens will be installed to limit noise in this area. Those present agreed.
6. Sub Association Liaison Committee – No Report.

7. Tennis ~ Nancy reported on tennis and pickleball usage numbers and stated revenues are exceeding last year's figures. Tennis Pros Scott Teller and Collin Fehr and their staff have been well received and are doing a very good job. Pickleball has exploded and a significant portion of the revenues generated are a result of the popular clinics and lessons. Owner usage of the facilities is over 40% at the Village and exceeds 60% at the Harker center. Owner usage is being closely monitored.
8. Water Committee – Harry reported on his recent receipt of the water consumption numbers for 2015/16 and that overall water use is up significantly. Harry will make usage information available to subdivisions and sub-associations upon request.

## **OTHER BUSINESS**

**Eclipse Update:** A total solar eclipse will occur in the Sun Valley area on August 21, 2017. Harry recommended an Eblast be sent to Sub-Association members advising them that the inflow of people could create issues for parking, camping on and accessing association properties. In addition, there is a fire danger posed by vehicles parking on roadway shoulders over tall dry grasses and SVEA recommends mowing roadway shoulders where applicable.

## **EXECUTIVE SESSION**

None

## **ADJOURNMENT**

With no further business Ira Shepard adjourned the meeting at 4:45 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 March, April & May 2017	2
Motion to approve Governance Committee recommendation for zoning changes on OR-1 parcels as amended by Board.	3
Motion to rezone Sunrise Park from OS to REC to reverse City action erroneously implemented in previous rezone actions.	3
Motion to approve trail head sign beta testing on prospector loop trail and coordinated parking plan on horseshoe road.	4

ACTION ITEMS	
Who	Does What
Chuck	Write letter of support for redundant power line
Chuck	Proceed with rezone of OR-1 property as recommended and approved by the Board
Chuck	Proceed with the rezone of Sunrise park from OS to REC to reverse erroneous reclassification by City.
Chuck/John/Sue	Prepare a beta test trail sign, develop parking plan and coordinate with City
Chuck/Darlene	Send out notification to Sub-Associations about Eclipse concerns.





Sun Valley Elkhorn Association  
July 17, 2017 Board Meeting  
Elkhorn Owners & Guests Sign-in Sheet  
(Please Print)

NAME	ELKHORN ADDRESS OR ACCOUNT #	EMAIL ADDRESS	TOPIC OF INTEREST
John Calvert	216 Saddle	jcalvert@msn.com	rezoning
Al Stevenson	108 Bluebell	agstew@cox.net	trails
Peter Putnam	Ranch		All
Dicky LeBar	#11 Ridge	rwl1@live.com	Trails
KEITH ENDRICKS			
Tom Wilford	Ranch		
Keith Saks	13 Buck Ln		City of SV
Osse Skarpenland	7 Black Birch	osse1205@gmail.com	
Wick Grommell	3628 Ranch G	wkg1959@netpro.net	ALL
Joe Donoho	2821 summer st	donohojr@aol.com	
Jack Rubin	724 Morningstar	jack.rubin@gmail.com	Sub Association
Todd Stewart	14 Villa Ct.	Sub-Asso pres.	
Rick Flores	104 SYRINGA	rickjodflores@msn.com	Sub Assoc