

**SUN VALLEY ELKHORN ASSOCIATION
2018 ANNUAL MEETING MINUTES**

**Saturday, January 5, 2019, 3:30 p.m.
American Legion Hall, Ketchum, Idaho**

BOARD MEMBERS PRESENT

Dave Galloway, President
Jim Monger, Vice President
Nancy Auseklis, Secretary
Karen Curry, Treasurer
Anita Northwood, Director
Grady Burnett, Director
Laurie Fitzpatrick, Director
Harry Griffith, Director

BOARD MEMBERS ABSENT

Peter Jarvis, Director

ALSO PRESENT

Elkhorn Owners and others (per attached list)
Jim Laski, Legal Counsel
Chuck Williamson, General Manager
Darlene Kuehn, Finance/Systems Manager
Sue Ahern, Office/ADC Manager
Jon White, Operations Manager

CALL TO ORDER

President, Dave Galloway, called the Annual Meeting to order at 3:30 p.m. welcoming all. Dave explained the noticed purpose of the meeting was to consider and vote on the election of three directors and to recap accomplishments in 2018. SVEA Board Members, Staff, Legal Counsel and Board Candidates were introduced. President Galloway subsequently introduced Sun Valley Mayor Peter Hendricks. Mayor Hendricks was recognized and given appreciation for his continued efforts to foster and promote cooperation between SVEA and the City of Sun Valley.

ESTABLISHMENT OF A QUORUM

A quorum was established with 914 owners represented in person or by proxy. There were 96 owners representing 70 properties in attendance. A quorum was achieved with 56% of the SVEA voting membership represented.

APPROVAL OF 2017 ANNUAL MEETING MINUTES (held January 6, 2018)

The 2017 annual meeting minutes were distributed to the membership prior to the meeting. President Galloway called for the motion to approve the January 6, 2018 (2017) annual meeting minutes as presented:

MOTION: It was moved to approve the 2017 annual meeting minutes as presented, motion was duly seconded, and the motion passed unanimously.

ELECTION OF BOARD OF DIRECTORS

President Galloway introduced legal counsel, Jim Laski, as Inspector of Elections. Jim explained that three directors are elected each year for a three (3) year term. Mr. Laski stated voting processes were reviewed and found to be in accordance with established board election policies.

Nominations Closed: Jim Laski requested any additional nominations from the membership present, there being none, 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 offered ballots. It was announced the votes would be tabulated with election results reported later in the meeting.

2018 IN REVIEW

Board and Staff members reported on the 2017/18 accomplishments as follows:

Financial Review

Finance Committee Chair and SVEA Treasurer, Karen Curry, presented the financial report addressing the 2017/18 audit; the 2017/18 Operational and Capital expenses; and, the 2018/19 approved budgets. Karen reviewed the budgeting process and prioritization procedures. She explained the current dues allocation and stated no changes were proposed for fiscal year 2018/19. Operating Expenses ended the year approximately \$58 thousand or 7% under budget as a result of operating efficiencies and payroll reductions. The operational cash flow is anticipated to be above breakeven into the year 2021. The capital expenses in 2017/18 totaled approximately \$100 thousand. Capital spending was approximately \$133 thousand under the projected budget due to asset replacement deferral. Many of the deferred expenses have been reallocated into the 2018/19 fiscal year. Dave Galloway explained the Village tennis court renovations are being expedited due to concerns over Elkhorn Springs Phase 3 construction occurring in 2019 as related by the developer, Dave Hennessy. The planned tennis court renovations have been budgeted for many years. Barring any unforeseen events, the capital reserve yearend cash projections indicate there will be sufficient funds available to replace capital assets for the next several years without a dues increase.

ADC Review

Architectural Design Committee Manager, Sue Ahern, reported on new constructions and remodel activity in 2017/18. Sue explained the architectural review process and reminded owners that all alterations to the exterior of a property must first be approved by SVEA; however, there is a long list of projects that can be approved administratively without a meeting or fees required. Items such as decks, patios, driveways, landscape modification and tree removal can be administratively approved. Sue reported that the new Elkhorn homes approved in 2018 include landscape plans utilizing drought tolerant materials. SVEA encourages the use of drought tolerant materials which require less water to maintain.

Communications

Communications Committee Chair, Grady Burnett, reported on the 2017/18 accomplishments. The Committee updated the new owner information packet and presentation folder. The Committee members believe Elkhorn is a very special place to live and they want to get the message out in a positive professional manner. The newsletters and eblasts were redesigned and updated with more informative content. The newsletter format appears more businesslike with consistent fonts, colors and design. In the coming year, the Committee will be updating the website appearance with new photography and relevant social media. Grady reported it has been approximately 10 years since the last owner survey. The Committee is currently reviewing and updating the survey content and intends to get a new survey out to Elkhorn owners in early spring or summer.

Facilities and Open Space

Operations Manager, Jon White, informed the owners on the amenity improvements in 2017/18. Jon reported the Harker Center parking area curbing had deteriorated in many areas and subsequently replaced due to safety concerns. The showers in the men's and women's locker rooms at the Village pool bathhouse have been retiled and new plumbing fixtures installed. The new tile brightens the shower area and allows for better daily maintenance. Successful sound mitigation was installed in the Village pickleball area. The use of sound absorption panels will be included in the planned Village tennis/pickleball facility renovations. Electronic door locks were installed on the Village pickleball courts and the Harker Center pro shop restroom. The electronic locks allow owners and guests facility access during normal operating hours using their amenity cards when staffing is not present. Asphalt Courts 1 and 2 at the Village tennis facility have been removed and schedule for conversion to Har-Tru clay in the spring.

Recreation and Events

Recreation Committee Chair, Anita Northwood reported on the successful summer programs from the Kids Fishing Derby to the Wet Dog Pool Festival. The summer grilling classes are very popular, and all the social activities were very well attended. The summer owners' picnic utilizing food truck vendors was a huge success. Anita encouraged those present to get out and enjoy all the great summer programs and events.

RESULTS OF ELECTION OF BOARD OF DIRECTORS

Following the voting tabulation, Jim Laski reported that Dave Galloway, Bob Dierks and Clark Furlow received the highest number of votes and were elected to the Board of Directors.

OTHER BUSINESS

Road and Path Projects in 2019

Mayor Hendricks reported on the City of Sun Valley planned road and pathway projects schedule in 2019. The City has combined years 2 and 3 road improvement projects to encourage competitive bidding from multiple contractors. This work will likely be very disruptive in the various Elkhorn neighborhoods and throughout the City of Sun Valley. The City intends to implement a comprehensive information program to keep the property owners updated on construction activity in their area.

In addition, the Mayor informed those present on the City's efforts towards the merging of emergency services. The City of Sun Valley is in talks with the City of Ketchum and the Wood River Rural Fire District on the consolidation of fire protection services. Sun Valley and Ketchum are also in talks on consolidated police services for better efficiencies and cost reduction.

ADJOURNMENT

There being no further business, President Galloway adjourned the meeting at 4:35 p.m.

Respectfully submitted,

Anita Northwood, Secretary

/cw