

**SUN VALLEY ELKHORN ASSOCIATION
2019 ANNUAL MEETING MINUTES**

**Saturday, January 4, 2020, 3:30 p.m.
American Legion Hall, Ketchum, Idaho**

BOARD MEMBERS PRESENT

Dave Galloway, President
Karen Curry, Treasurer
Anita Northwood, Secretary
Grady Burnett, Director
Anita Northwood, Director
Laurie Fitzpatrick, Director
Clark Furlow, Director
Bob Diercks, Director

BOARD MEMBERS ABSENT

Jim Monger – Vice President

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 is to consider and vote on the election of three directors, vote on the racquet sport building and to recap accomplishments in 2019. 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 by the audience and congratulated on his re-election success for an additional four-year term in office.

ESTABLISHMENT OF A QUORUM

A quorum was established with 928 owners represented in person or by proxy. There were 105 property owners in attendance. A quorum was achieved with 56.8% of the SVEA voting membership represented.

APPROVAL OF 2018 ANNUAL MEETING MINUTES (held January 5, 2019)

The 2018 annual meeting minutes were distributed to the membership prior to the meeting. President Galloway called for a motion to approve the January 5, 2019 (2018) annual meeting minutes as presented:

MOTION: It was moved to approve the 2018 annual meeting minutes as presented, duly seconded, and the motion passed unanimously.

ELECTION OF BOARD OF DIRECTORS

President Galloway introduced legal counsel, Jim Laski, 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.

VOTING ON THE VILLAGE RACQUET SPORTS BUILDING

Owners were given an opportunity to ratify the Boards approval of a replacement building repositioned on SVEA land which includes a check-in area, storage and the addition of restroom conveniences. Jim Laski announced that the voting results would be announced later in the meeting.

2019 IN REVIEW

Board and Staff members reported on the 2018/19 accomplishments as follows:

Financial Review

Finance Committee Chair and SVEA Treasurer, Karen Curry, presented the financial report addressing the 2018/19 audit; the 2018/19 Operational and Capital expenses; and, the 2019/20 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 2019/20. Operating Expenses ended the year approximately \$38.5 thousand or 4% under budget as a result of operating efficiencies and payroll reductions. The capital expenses in 2018/19 totaled approximately \$371 thousand. Capital spending was approximately \$91 thousand under the projected budget as a result of asset replacement deferral. Karen explained the capital reserve cash balance is projected to fall between \$740 and \$886 thousand at year end 2020 after completion of the Village racquet sports facilities.

ADC Review

Architectural Design Committee Manager, Sue Ahern, reported on new constructions and remodel activity in 2018/19. Sue reported that tree removal requests in 2018/19 were among the most active as the aging trees are showing signs of disease, encroaching on homes and blocking views. Sue reminded owners to please contact her prior to commencing any exterior alterations and stated that a large number of minor alteration requests can be administratively approved.

Communications

Communications Committee Chair, Grady Burnett, reported on the 2018/19 accomplishments. In 2018/19 the Committee has started replacing photos on the website and working towards a fresh appearance. Grady reported it has been approximately 10 years since the last owner survey. The Committee is planning on submitting a new survey to owners in the coming year. The Committee has approved the use of Eblast to keep owners informed on issues important to all Elkhorn owners. Most recently, eblasts were sent keeping owners informed on the mountain lion activity and sightings in Elkhorn. Grady commended the City on their communications with regard to the road improvement project throughout the summer season. He thanked them for working with SVEA providing weekly information forwarded to the Elkhorn community.

Pond Committee

Clark Furlow reported on the Twin Creek Pond status for those present. He explained that SVEA has been reviewing this matter over the past several months and the Board approved additional study on alternatives for conversion of ponds to riparian areas. When questioned on available access, Clark informed owners the ponds are accessible to all SVEA members and that a small amount of parking is available on Juniper Road. He stated the Board continues to pursue the most cost-effective solution to mitigate this matter and will try to do so without a dues increase or special assessment.

Facilities and Open Space

Operations Manager, Jon White, informed the owners on the amenity improvements in 2018/19. Jon reported on the installation of the two (2) additional Har-Tru tennis courts in the Village. A post tension concrete pad has been installed in preparation for eight pickleball courts to be completed in the spring. A new diving board and stand has been installed at the Harker Center pool. The fiberglass and wood diving board is quieter than the aluminum board used previously. Exterior painting of the Harker pool storage, tennis shop and Village pool house were completed last summer and the Harker parking area seal coat was done in the spring of 2018/19.

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 were again very popular, and all the social activities were very well attended. The summer owners' picnic utilizing food truck vendors was again a great success in 2019 and SVEA will continue this format at the owner's BBQ in 2020. Anita encouraged those present to submit their ideas for summer programs and events they would like the Committee to consider implementing in 2020.

RESULTS OF ELECTION OF BOARD OF DIRECTORS and VILLAGE RACQUET SPORTS BUILDING

Following the voting tabulation, Jim Laski reported that Grady Burnett, Karen Curry and Tom Eklund received the highest number of votes and were elected to the Board of Directors. In addition, Jim stated the vote on the Village Racquet Sports building passed with 66% of the members represented during this meeting voting in favor.

OTHER BUSINESS

Crown Ranch Phase 5

Property owners inquired as to the current status of the proposed Crown Ranch Phase 5 development. The owners were informed that the subdivision has received preliminary approval from SVEA; however, final approval is pending the submission of additional information. The project had not yet been reviewed by the City of Sun Valley prior to this meeting. Owners present requested that they be informed when the project comes before the ADC for final approval. While not a standard noticing practice, Dave Galloway assured owners present that SVEA could keep them informed through eblasts as this matter progresses through the approval processes. Keith Saks, Sun Valley City Councilman, informed those present the public noticing process will keep Sun Valley citizens informed as this residential project goes before planning and zoning and the City of Sun Valley.

ADJOURNMENT

There being no further business, President Galloway adjourned the meeting at 4:20 p.m.

Respectfully submitted,

Anita Northwood, Secretary
/cw