

**SUN VALLEY ELKHORN ASSOCIATION
BOARD MEETING MINUTES
Saturday, January 7, 2023 – 4:45 p.m.
American Legion Hall**

AGENDA BUSINESS ITEMS

1. Election of Officers
2. Discuss 2023 Committees and Committee Chairperson Appointments
3. Appointment of Trustees for 401(k)
4. Schedule 2023 Meeting Dates
5. Review Upcoming Issues in 2023

IN ATTENDANCE

Board Members	Staff, Counsel & Others
Clark Furlow, President	Jim Laski, Legal Counsel
Pete Petersen, Vice President	Chuck Williamson, General Manager
Tom Eklund, Treasurer	Jon White, Operations Manager
Bob Diercks, Secretary	Sue Ahern, Office/ADC Manager
Marlene Fletcher, Director	
Kathy Large, Director	NOT PRESENT:
Rachel Clark, Director	Tom Kling, Director
Jeff Mihalic, Director	

CALL TO ORDER

The meeting was called to order at 4:45 p.m.

ESTABLISHMENT OF A QUORUM

A quorum was established with eight (8) Directors present. Tom Kling was unavailable.

BUSINESS

1. Election of Officers

The first item of business was the election of officers for 2023.

After discussion, MOTION: Pete Petersen moved to approve Clark Furlow for President, Tom Eklund seconded, and motion passes unanimously

Clark Furlow proposed the following slate of officers for Board consideration based on their work experience, history on the Board and local presence:

*Pete Petersen - Vice President
Tom Eklund - Treasurer
Bob Diercks - Secretary*

After discussion, MOTION: Clark moved to approve the slate of directors as proposed, Bob seconded, and motion was unanimously approved.

2. Discuss 2023 Committees and Committee Chairperson Appointments

Executive Committee – Board Officers

Clark explained that he would like board consideration and confirmation of SVEA’s long standing policy regarding the Executive Committee and its authority to act on behalf of the Board between meetings. The following motion was offered for Board consideration as read by Tom Eklund:

Pursuant to discussion: **MOTION: Tom Eklund moved to create a committee of the Board of Directors to be known as the Executive Committee which shall, during the intervals between meetings of the Board of Directors, have and exercise all the powers of the Board of Directors, subject to such restrictions or limitations as the Board of Directors may from time to time specify and subject to the limitations by Title 30, Chapter 30, Section 617(5) of the Idaho Code, and I move to appoint Clark Furlow, Pete Petersen, Tom Eklund and Bob Diercks to constitute the membership of the Executive Committee and to hold office at the pleasure of the Board of Directors, Rachel Clark seconded, and motion was unanimously approved.**

Clark appointed the following committee chairpersons:

Communications

Tom Kling – Co-Chair
Rachel Clark – Co-Chair

Finance/Capital Improvements/Long Range Planning

Marlene Fletcher – Co-Chair
Jeff Mihalic – Co-Chair
Tom Eklund – Treasurer - *Non-Voting Committee Member*

Governance Committee

Bob Diercks – Co-Chair,
Pete Petersen – Co-Chair

Recreation Committee

Pete Petersen – Co-Chair
Marlene Fletcher – Co-Chair

Racquet Sports Committee

Tom Eklund - Co-Chair
Rachel Clark – Co-Chair

Water Committee

Bob Diercks - Co-Chair
Tom Kling – Co-Chair

Ad Hoc Village Parking Committee – Board Committee

Pete Petersen
Bob Diericks
Tom Kling
Rachel Clark

Clark expressed that he would like to form a Board Ad Hoc Committee for the purpose of reviewing housing options for SVEA employees and report back to the Board in March. He explained the cost and shortage of housing makes it difficult for SVEA to fill the employee positions for its pool and tennis operations. Clark would like the committee to investigate how other HOA's are addressing the problem and talk with those who understand the local housing market.

After discussion, **MOTION: Pete moved to approve forming a Board Ad Hoc Employee Housing Review Committee and appoint Clark Furlow, Kathy Large and Jeff Mihalic as committee members, Tom Eklund seconded, motion passes unanimously.**

Ad Hoc Committee – Employee Housing Review Committee – Board Committee

Clark Furlow
Kathy Large
Jeff Mihalic

3. Appointment of Trustees for 401(k)

Historically, each year the President and Treasurer are appointed as Trustees for the SVEA 401(k) Plan & Trust. Any necessary resignations are in accordance in the required document presented for signature.

After discussion, *President Clark Furlow and Treasurer Tom Eklund were appointed as Trustees for SVEA 401(k) Plan & Trust for 2023, by unanimous consent.*

4. Schedule 2022/23 Meeting Dates

Pursuant to discussion, Board member established the following meeting and event dates:

Board Orientation Meeting

Clark proposed that the Board Orientation meeting usually attended by the new Board members, General Manager and Legal Counsel be a refresher meeting for all directors. The orientation meeting is expected to last about 45 minutes to an hour followed by an informal gathering of the directors in the Harker lounge. Those present agreed to hold the meeting on Tuesday, March 14th at 3:30 p.m. at the Harker Center.

Spring Board Meeting

Thursday, March 16, 2023, Board Meeting - 2:00 p.m.

Board Dinner – July 7, 2023, (following the Board meeting)

Summer Board Meeting

Friday, July 7, 2023	Board Meeting – 2:00 - 4:00 p.m.
Friday, July 7, 2023	Sub-Presidents’ – 4:30 p.m. (<i>board dinner to follow</i>)

Owners BBQ

Wednesday, July 26, 2023 6:00 to 8:00 p.m. Rosewater Park

Fall Board/Budget Meeting

Thursday, September 21, 2023 Board Meeting - 2:00 p.m.

Winter Board & Annual Meetings

Friday, January 5, 2024	Board Meeting - 2:00 - 4:00 p.m.
Friday, January 5, 2024	Sub-Presidents’ Meeting 4:30 p.m.

Saturday, January 6, 2024	Annual Meeting - 3 p.m. Social – 3:30 p.m. Meeting
Saturday, January 6, 2024	Board Meeting - after annual meeting

OWNERS ADDRESSING THE BOARD

None

OTHER BUSINESS

Business Items in 2023

Clark informed Board members there will be several pressing matters in 2022/23 in which board members should be aware and prepared to address. These issues include the following:

Harker Pool Replacement – The pool replacement has been estimated at 1.85 to 2.0 million and may be higher when the final design is priced. The Board will need to determine how the pool replacement will be funded in the coming months.

The Village Pool – Currently the Village pool has a debt service that includes over \$40,000 a year expended on interest payment. The Board will need to review whether retiring this debt is in the best interest of SVEA in conjunction with the rebuild of the Harker pool.

Employee Housing – Board consideration of Committee findings.

Village Parking – Board consideration of Committee findings.

Security for Nighttime Employees – Abusive behavior from guests and tenants continues to be of concern. Action is being taken by staff to hire an additional employee to provide an increased presence for added security. Board will need to be aware and monitor situation.

Community School Rezone – The Community School will be submitting a plan for rezone of their residential property from single family to multifamily housing. This matter will be controversial and may likely come before the Board in the appeal process.

EXECUTIVE SESSION

None

ADJOURNMENT

With no further business, Clark adjourned the meeting at 5:30 p.m.

Respectfully submitted,

/s/ Bob Diercks

Bob Diercks, Secretary

/cw

SUMMARY OF MOTIONS AND/OR DECISIONS

Motion or Decision	Page #
Election of officers resulted in: ✎ Clark Furlow, President ✎ Pete Petersen, Vice-President ✎ Bob Diercks, Secretary ✎ Tom Eklund, Treasurer	1
Appointment of Committee Chairs & Initiate Ad Hoc Employee Housing Committee	1 & 2
Appointment of Clark Furlow and Tom Eklund as Trustees for the SVEA 401(k) Plan & Trust	2
Scheduling of 2023/2024 Meeting Dates	2 & 3
Review upcoming issues to be addressed by the Board	3 & 4

ACTION ITEMS

Who	Does What
Darlene	Post Updated Board Members on Web
Board & Chuck	Finalize Committee appointments
Chuck/Darlene	Submit signed 401 K Trustee to Plan Administrator
Darlene	Post 2022 Meeting Dates on Web
Chuck/Sue	Arrange BOD Dinner