

**SUN VALLEY ELKHORN ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
Thursday, March 16, 2023
Minutes**

AGENDA BUSINESS ITEMS

1. Approve Bank Signature Card Update
2. Elkhorn Construction Update – Jericho and Sun Valley Community School
3. Approve Harker Pool Budget and Special Assessment
4. Electronic Voting Module Approval

IN ATTENDANCE

Board Members	Staff, Counsel & Others
Clark Furlow, President	Jim Laski, Legal Counsel
Pete Petersen – Vice President	Chuck Williamson, Staff
Bob Diercks - Secretary	Jon White, Staff
Rachel Clark – Director	Sue Ahern, Staff
Kathy Large, Director	Darlene Kuehn, Staff
Tom Kling, Director	
Jeff Mihalic - Director	
Marlene Fletcher - Director	Owners and Others:
	Attending by Zoom – See Attached List
Board Members - Not Present	See Sign-in Sheet
Tom Eklund - Treasurer	

CALL TO ORDER

President Clark Furlow called the meeting to order at 2:00 p.m.

ESTABLISHMENT OF A QUORUM

A quorum was established with eight (8) directors in attendance. Tom Eklund was not available.

REPORT FROM SUN VALLEY MAYOR

Sun Valley Mayor, Peter Hendricks introduced new City Administrator, Jim Keating, and reported on the following:

- First responder housing at Greenhorn fire station is proceeding. Architectural plans and construction pricing is nearing completion. Preliminary cost estimates are double (1.7 million) the initial budgeted costs. The preliminary budget expense of \$800K has increased due to inflationary impact and local construction costs.
- Ellsworth Inn Estate on 2 acres of land with 9 units was purchased by the City of Sun Valley for 2.3 million. It is intended for valley wide workforce housing. In conjunction with the City of Hailey it will be used for permanent, affordable, workforce housing. When fully developed it is estimated there could be 20 units available. The Ellsworth development is in addition to housing allowance program available to the city staff. On May 16th there will be a vote on the 1% LOT tax portion allocated towards air subsidies. Voters will choose if they want .5% of the air subsidy funding allocated towards workforce housing. Workforce housing funding, if approved, will be used for Ellsworth Inn Development, Greenhorn fire station first responder housing, the \$625 per month housing stipend for city employees who qualify and a fuel stipend for employees traveling long distances for work. A website is being developed for information on the upcoming ballot measure.
- Festival Meadows is under review for a scaled down version of the original plan proposed. Primarily it will consist of utilities, water and electrical and a small area for viewing statues and sculptures.
- The road work planned for the summer is from Spruce to Festival Meadows. Idaho power and Ketchum will be making infrastructure improvements along this area as well.
- LOT revenues are up 16% on year to date basis totaling over \$800K.

- Mountain Rides is reinstating non-emergency medical transport services on a “call as needed” basis.
- Speeding in Elkhorn concerns were raised by SVEA Board, Pete Petersen. Mayor Hendricks agreed speeding is a problem and the city has ordered mobile radar signs that flash the speed to make drivers aware they are speeding. The police are issuing warnings; however, the city may need to start issuing traffic citations. Lowering the speed limits and/or installing speed bumps are not good options. Radar cameras are not a viable options since traffic citations must be issued to the drivers, not the cars.
- Tom Kling thanked Mayor Hendricks and city staff for their snow removal efforts and a job well done over a very heavy snow year.

OWNERS ADDRESSING THE BOARD

Christian Wrede – 4399 Fairway Nine – Mr. Wrede submitted a handout to the Board members for their consideration and requested that his information be included in the meeting minutes. Mr. Wrede’s concerns relate to the purpose of SVEA and the Executive Committees determination as to the Board’s policy pertaining to the Community School. Mr. Wrede disagreed with the determination made by the Executive Committee that the purpose of SVEA is to manage Elkhorn’s affairs and to maintain its amenities. Mr. Wrede believes this determination is flawed with respect to his understanding of the Articles, which states the purpose of SVEA is for *“maintaining and creating an environment which provides maximum opportunity for the orderly development for a year around recreational resort,”* and duties include *“to do all and everything necessary, suitable and convenient and proper to achieve that purpose”*. He believes the Executive Committees actions were improper in making a determination on the purpose of SVEA with respect to the community schools rezone request, and in particular its conflict towards developing and promoting a year round recreational resort. Mr. Wrede didn’t believe the decision made by the Executive Committee between Board meetings was necessary and they should not have held such a meeting. He stated that by adopting a statement of purpose, the Executive Committee actions constituted an improper amendment of the Articles and essentially an unlawful act. In addition, Mr. Wrede stated that it is unacceptable that the committee which formulated a policy, regarding the community school, was chaired by somebody with conflict that was not adequately disclosed. He stated his concerns with the community school application related to inadequate notice, attempts to decouple from the master declaration and the community school suing SVEA to be exempt from the rules of Elkhorn. He asks that SVEA take a stand in opposition of the zoning request, perform due diligence to include the determination of SVEA rights if any in connection with annexation; determine SVEA rights under governing documents; impact studies (traffic, environment, amenity uses); fund advocacy and ensure proper procedure for notice and coupling the master development plan with the rezone application.

Note: A response was issued later in the meeting by President Furlow after public comment was concluded. President Furlow amended the agenda regarding the community school rezone discussion in order to address Mr. Wrede comments as a first order of business. See community school rezone application update below.

Jennifer Harper – 2084 Village Condominiums – Ms. Harper reiterated her objection to the \$600 Rental Amenity Access fee imposed on owners renting their property in Elkhorn. She stated that her objection was based on her interpretation of the governing documents with respect to prohibiting the operation of a business out of a unit in Elkhorn which is in conflict with SVEA determination that rentals are a business. In addition, Ms. Harper states that dues are to be paid equally among the owners and she is being unfairly assessed for the pool replacement. The Board asked that Ms. Harper submit her concerns in writing, so that they could be reviewed and appropriately addressed. In addition, she expressed her concern that the Village pool was no longer being covered and it lowers the temperature of the pool for use in the mornings.

Tom Rees – 112 Highland Drive – He requested that SVEA advocate against the community school rezone and the construction of 69 residential units.

Margaret Chambers – 2817 Summit – She opposes the Jericho project proposed in the Elkhorn Village. Her objections include the form of construction (modular), parking issues created, affordability as rental

units, removal of trees. She recommended assessing owners to purchase property to preserve the only green space left in the Village.

Libby Holtz – 2474 Indian Springs – She expressed her opposition to the Jericho project. She would like SVEA to preserve the only remaining green space in the Elkhorn village and agrees with the recommendation of Elkhorn owner, Steve Luber, for SVEA to work with the city to purchase the property for a park. Libby expressed her concerns about the Village parking area maintenance and snow plowing as well as snow removal along the bike path.

Bob Jones – 111 Senabi – Requested better renderings of the Jericho project which looked like 19 squares and 13 parking spaces. Jordan Jedallah offered the following website address, <https://sunvalley-homes.com> for additional information regarding their project.

Jordan Jedallah – Jericho Project – Jordan commented that they continue to be excited about bringing additional rentals to the valley. He stated that anyone needing additional information may contact him directly.

Kathleen Wright – 4356 Fairway Nine – She voiced her support of Christian Wrede and the concerns he expressed in regard to governance and requested SVEA do a review. She expressed her concerns over the lack of available information and the distribution of information to the membership. She believes delegating architectural review to a committee is wrong. She has questions about this project being a low income housing development and is requesting a community roster be distributed so owners can organize and not be uninformed. She is worried about traffic and security issues the community school project will create. She would like Mr. Wrede's letter be sent to every member of SVEA. She echoed outrage about the perceived conflict of interest statement made during the meeting.

Richard Papalian – 7013 Elkhorn Springs – Mr. Papalian expressed his concern about the Jericho project with respect to roof decks, terraces, noise and rentals if allowed on a short term basis. He is opposed to the project and supports acquiring the property and leaving it as an open space.

Steven Luber – 5008 Fairway One – Mr. Luber stated that he understands the zoning was done many years ago and he appreciates the fact that the Jericho project is down zoned with respect to the number of units. He expressed his opposition to the Jericho project and reiterated a desire for SVEA to acquire the only remaining green space in the Village jointly with the City of Sun Valley. He is worried about amenity preservation and the impact caused by the new development. He is concerned that the construction process will cause significant damage to the road and roundabout and disrupt Mountain Rides services during construction. Dr. Luber stressed that he continues to support the efforts for workforce housing and its importance to Sun Valley. The local workforce is vital to the way of life enjoyed by the Sun Valley residents.

Michael Moser – 2384 Indian Springs – Mr. Moser voiced his opposition to Jericho project. He is concerned about what appears to be a lack of overall development planning and consideration.

Al Stevenson – 106 Bluebell – Al stated his support for Dr. Luber's comments with acquiring the Jericho property and maintaining it as open space. He too believes workforce housing is an integral part of the community and appreciated Dr. Luber's comments.

APPROVAL OF FINANCIAL REPORTS

Chuck reported that the Operational and Capital Reserve accounting has been merged. The reports the Board members received as of March 15, 2023 are up to date and accurate. Finance Director, Darlene Kuehn, has completed the merger. The financial statement reports have been restructured to mirror the audit statements. Accounts receivable, cash account balances, treasury purchases, Village pool loan liability and net income now relate back to a single combined balance sheet. Operational and Capital accounting is maintained separately within the financial statements. Chuck reported that the (\$171,395.95) shortfall in the budget is due to the accounting changes. This revenue has been realized and accounted for in the previous fiscal year. He stated that at the end of the year it is anticipated that a budget deficit of \$200,000+ is anticipated because of the accounting anomaly which will be reset in fiscal year 23/24.

Motion: Pete Petersen moved to approve the March 15, 2023, financial statements as presented, Jeff Mihalic seconded, and the motion passes unanimously.

BUSINESS ITEMS

1. Elkhorn Construction Update

a. Jericho Project – Chuck reported that the Jericho project is currently scheduled for continued review by P&Z on March 23rd. He encouraged owners to attend and express their concerns to the commissioner's. The application has been withdrawn from SVEA ADC review until such time as construction issues are resolved with Elkhorn Springs Master Association.

b. Community School Rezone Application – *(See Public Comments – Christian Wrede.)* Clark stated that he disagrees with Mr. Wrede's conclusions. He proceeded by addressing Mr. Wrede's allegations. Clark stated the first question was whether SVEA has a contractual duty under its Articles of Incorporation and the Elkhorn Master Declaration to pick sides in the dispute regarding the Community School's rezone application and then become an advocate for that side. If the answer to that question was no, the next question was whether SVEA "should" do it anyway. Clark explained, the Executive Committee concluded SVEA did not have a contractual duty to pick sides and become an advocate. Mr. Wrede argued that this decision should have been handled by the entire Board and not the Executive Committee. Clark explained that short notice was received for the P&Z Hearing and quick action was required for SVEA to be relevant in the P&Z hearing and discussion. Clark stated that lacking time to call a meeting of the directors with proper board and membership noticing requirements, he called a meeting of the Executive Committee with two days' notice as required by law. This allowed SVEA to act promptly. Mr. Wrede next argued that this meeting resulted in a radical misconstruction of SVEA's duties. Clark explained that everyone agrees Article V of the Articles of Incorporation is an important part of the document. Mr. Wrede bases his argument on a single sentence in that Article. However, Clark pointed out that he failed to consider the very next sentence which states that SVEA's duties will be carried out in accordance with the Master Declaration. Clark reported Section 6.04 of the Master Declaration defines SVEA specific duties and none of them has to do with zoning. In addition, none of the duties obligate SVEA to pick sides in a dispute that will be decided by a government agency. The Executive Committee tried to interpret the document in its entirety, so it reads consistently. The Executive Committee determined that they needed to represent the community as a whole and not one side to the detriment of the other. This is consistent with past practices. During the Elkhorn Springs replat process, SVEA did not take sides.

The committee decided that, although SVEA should not pick sides in the dispute, it should become an advocated for a good decision-making process that would allow each side to fully express their views to P&Z. To accomplish this goal SVEA did two things. First, an email blast provided all the information in SVEA's possession to the owners of Elkhorn, and secondly, a letter was sent to the commissioners arguing that a decision should not be made until the concerned parties had sufficient time to formulate and present their views. Clark reported that he made the same argument during the P&Z meeting, pointing that a delay would also allow both sides to negotiate and potentially narrow the gap that separates them. Clark remarked that this is the course of action the P&Z determined appropriate.

Clark next addressed his alleged conflict of interest. He said that he was confident that he did not have a conflict of interest. He asked that the Board make the determination whether a conflict exists. He presented the facts. His son attended the community school between 1996 and 2000. He has had no contact with the community school since. He has had no contact with anyone involved with the community school and has not made any donations to the school. And, until recently, he served on the Board of Sage School which is the Community School's direct competitor. Clark turned the meeting over to Vice President, Pete Petersen. Clark left the room so the directors could discuss and vote on the issue of conflict. Board members unanimously concluded that no conflict existed as Clarks actions regarding this matter supports his non-biased position.

After discussion, Motion: Bob Diercks moved to conclude that Clark Furlow has no conflict of interest involving the Community School, Tom Kling seconded, and motion passes unanimously.

Upon rejoining the meeting Clark initiated discussion as to how SVEA should proceed with respect to the community school rezone application. Should SVEA continue its current path of supporting a good review process or should SVEA take a different approach. SVEA legal counsel, Jim Laski, recommended that a legal opinion be obtained to determine SVEA legal duties in this matter. Jim Laski recused himself since a member of his firm, Ed Lawson, is representing the community school creating a conflict within their office. Jim cautioned that the board members need to be careful about taking a position publicly on an issue which may come before them as an appeal in the design review process. Discussion ensued regarding how SVEA might make a decision representative of the membership position. Kathy Large suggested additional communications with Elkhorn association groups could provide a means to collect information on concerns which SVEA could convey to the Community School. The Board concluded that at this time they would limit their actions to obtaining a legal opinion on their required duties and to continue to disseminate factual unbiased information to the Elkhorn membership. Additional action will be considered after legal review and opinion has been received.

2. Approve Board Resolution for Bank Signature Card Update

Chuck reported that the signature cards at the various banks need to be updated. He explained that some past Board members who have been off the board for several years remain as current authorized signers. Chuck stated that he is requesting the board approve two items: 1) Move US Bank Accounts to Idaho First Bank. The reason for the move is to prepare for a potential pool construction loan if required during the rebuild project scheduled to begin in May 2023, and 2) remove all the old Board members from the signature cards and appoint President Clark Furlow, Treasurer Tom Eklund and General Manager Chuck Williamson as the authorized signers on all bank accounts.

After discussion, Motion: Kathy Large moved to approve moving the US Bank accounts to Idaho First Bank in Ketchum, Tom Kling seconded, and motion passes unanimously.

After discussion, Motion: Marlene Fletcher moved to approve Tom Eklund, Clark Furlow and Chuck Williamson as signers on all checking and savings accounts in DL Evans, Zions Bank and Idaho First Bank and authorize the removal of all other prior Board members listed on the accounts, Tom Kling seconded, and motion passes unanimously.

3. Approve Harker Pool Budget & Special Assessment Proposal

Marlene Fletcher reported that the Harker pool replacement budget is anticipated to be \$2,000,000 and currently SVEA has approximately \$1.2 million in capital reserves. The finance committee reviewed funding options which include special assessment and bank financing. After due consideration, the finance committee is recommending a special assessment of \$1,642,000, or \$1,000 per property. The assessment would be spread over 4 semi-annual installments with the first billing going out on May 1, 2023. In an effort to get owners to pay the full amount in advance, a 3% discount would be offered in the form of a credit on the November dues statement. In the event of a property sale, the total balance of the assessment is to be paid in closing. The \$1,000 assessment is expected to be a sufficient amount to pay for the Harker pool rebuild and retire the Village pool debt when feasible. Jeff reported that the capital reserve study will be updated after the Harker pool rebuild which will help the Board forecast ongoing capital expenses and determine the timing on retiring the Village pool debt. Kathy asked if the budget number is validated with actual cost. Chuck explained that this could not be calculated until the drawings are complete which have not yet been received. The budget amount is based on inflated construction costs that occurred during the Village pool rebuild. Jeff explained that the assessment option allows for a financial cushion should any problems arise. Chuck reported that, if necessary, a construction loan could be obtained, however, it is hoped with the discount offered that enough owners will pay the assessment in full and that a construction loan would not be required. Jeff explained that if the funding option selected goes according to plan, it will allow SVEA to pay off the Village pool debt and accumulate a million dollars in capital reserves by 2026/27.

After discussion, Motion: Tom Kling motioned to approve a Harker pool rebuild budget totaling \$2,000,000 and a special assessment totaling \$1,642,000, or \$1,000 per property. The assessment will be used to rebuild the Harker Center pool and retire the Village pool debt when financially feasible. The assessment may be paid in 4 equal semi-annual installments of \$250 each beginning

May 1, 2023. A 3% early payment discount, if paid by check or online invoice option, will be credited to owners account if the special assessment is paid in full at the time of the initial assessment billing, Rachel Clark seconded, and motion passes unanimously.

4. Electronic Voting Module Development

Chuck reported that the use of electronic voting for the annual meeting was a great success. Electronic voting helped SVEA achieve a 70% return of the proxies and people voting in the general election. The system saved time and money and paid for itself in reduced mailing and production costs. He explained that the Governance committee approved the use of electronic voting with the understanding that if successful SVEA would investigate incorporating electronic voting into the SVEA management software. Chuck explained that in the first year staff wanted to discover the "HOA Vote Now" shortcomings and make modifications to our software that fixes any issues. When using HOA Vote Now software there were issues related to multiple property owners and changing votes throughout the process. In addition, the vote reporting proved very cumbersome which required hand calculations for the final vote totals. The cost of developing a voting system within the management software is estimated at approximately \$7,000 which could be paid from our approved annual operational budget. Board members suggested that staff increase efforts to have as many owners provide their email addresses as soon as possible. This will ensure the success of electronic voting and improve eblast information distribution.

After Discussion, *Motion: Kathy moved to approve \$7,000 to upgrade our current management software to include voting capabilities, Bob Diercks seconded, and motion passes unanimously.*

STAFF REPORT

GM Report

Road Maintenance Request in July 2022 – Lisa Wicklund – Update - Chuck explained that he thought it important to reiterate in the meeting minutes that SVEA will be reviewing all private roads in Elkhorn this summer. The purpose of the inspection will be to determine which roads are in disrepair and open discussions with the property owners responsible for those repairs. Rachel Clark asked that if roads are found to be in disrepair would it be possible to coordinate and combine several road projects together for better pricing. Chuck stated this could happen. SVEA will make the determination initially if a road is deemed in disrepair. If the determination is disputed, then expert opinion can be obtained. Chuck explained that he would like SVEA to take a softer initial approach knowing that, if necessary, a failure to repair could be pursued as a violation. He reported the City has an ordinance in regard to private road maintenance; however, it is not a high priority for the city to pursue and enforcement could be complicated by the vague language in the ordinance. It is believed that several owner groups may already have a road maintenance agreement in place.

The following is an excerpt from the Board meeting packet:

Water Loss – Damage Repair Status – Staff has submitted a claim to the insurance company for \$170,490. We have a deductible of \$2,500. A follow up call has been placed to the insurance adjuster as to the status of payment which has not yet been received.

Accounting Changes in 2022/23 – Staff is nearing completion on the accounting changes. The Operational Account and Capital Accounts are now merged, and Scott Hunsaker has provided adjustment journal entries to balance the books upon merging the companies. Staff is now adjusting chart of accounts and vendor 1099 set up. Staff will have up to date financial statements to present to the Board during the meeting. The accounts receivable and revenues will now be presented on an accrual accounting basis. As a result, of the merger and the billing in advance October 2022, the overall revenue for 2022/23 will be lower than budgeted. More will be explained during the meeting.

Operations Manager Report

AMENITY OPERATIONS **March 2023**

Harker Pool – The pool is scheduled for demolition in May. The Harker Pool will be rebuilt to include a larger outdoor hot tub, shade structures, lengthened swim lanes, 7 foot deep water aerobics area and a beach entry. The small knolls with natural grass will be leveled and artificial turf is being considered in lieu of natural grass.

Village Pool – The village pool is full of water, covered and heated to 50 degrees to protect the plaster. Minimal chlorine has been added to keep water clean for startup. The pool is scheduled to open Memorial Day weekend. The village hot tub is currently open through ski season. Hot tub usage from Thanksgiving Weekend through 3/8/23 is 5,464.

Harker Center – Basement cleanup and electrical repairs have been completed. Damaged equipment and cleanup costs have been submitted to insurance company for claim review.

Common Areas/Open Space Trails – no report

Village Pond – Village Pond aerators are functioning properly and creating oxygen for fish population. Re-stocking of fish is scheduled for June 2023. Idaho Fish and Game has requested permission to remove all the gold fish from the Village pond. They consider the fish an invasive species and do not want any possibility of escape into the river system. This will be reviewed later in the summer.

Harker Park – Splash pad was winterized, and park umbrellas were stored for winter. Volleyball, Shuffleboard, and badminton/basketball nets were stored for winter.

Tennis Facilities –

Village - The Har-Tru clay courts have been winterized. Pickle Ball posts, nets and sound padding were stored in late October. Pro-Shop building was winterized. Snow has been removed from shade structures to prevent damage. Har-Tru resurfacing on two courts will be completed in May.

ADC Managers Report

March 8, 2023

ADC & Compliance Reports

Project Type	Full ADC Committee Approval First Quarter to Date
Addition	2
Landscape project	1
Deck Extension	1
Project Type	Administrative Approval First Quarter to Date
Replace windows	1
Address Monument	1
Private Road Agreement	1

The Village way project was denied by the Elkhorn Springs Master Association due to governing document design requirement deficiencies. The Jadallah's (property owners) have conveyed to SVEA they will be withdrawing their ADC review application until they work through concerns raised by the Elkhorn Springs Master Association. At this time, the project remains on the Planning and Zoning meeting agenda set for March 23, 2023.

SVEA has been informed by Community School headmaster, Ben Pettit, that they have asked the city for a continuance to an unspecified date for their rezone application. The purpose of the continuance is to allow more time to organize proposed workshops with neighboring property owners and Associations.

Restriction Compliance First Quarter to Date

Infraction	Total
Trash cans	4
Recycle bins	2
Trailer	1
Snow machines	1
Over turned trash cans	3

**Finance Directors Report
March 9, 2022**

Dues Payments Overview

As of March 9, 2023

- Collections are slightly less than last year at this time. There are currently eighteen owners that are 90+ days past due for SVEA Operational & Capital dues. Staff will continue to contact them regularly regarding payment. Liens will be filed in April if payment has not been made.
- Five additional owners have not paid for their Amenity Access Dues bill that was applied to their accounts on May 1, 2022, and two are 30-60 days past due.

Operational & Capital Overview

As of February 28, 2023

- YTD Rental Amenity Access Dues totaled \$15,600 up \$5,400 from last year.
- The Capital Reserve asset replacement fund balance totaled \$1,045,890.
- The Operational Account cash and investments balance totaled \$334,719.
- Outstanding liabilities (Village Pool Loan) \$1,224,789.

COMMITTEE REPORTS

Communications Committee ~ Tom Kling/Rachel Clark

Tom Kling expressed that Darlene is doing a great job in keeping the owners informed. Chuck explained that the Communications Committee would be meeting the next day to discuss the pool assessment communication going out to the owners. Tom asked for any input Board members may have in communicating assessments to club members. Rachel Clark stated her club went through a very transparent process that could be useful that she will relay to the communications committee. Jeff stated that the Board packet has information prepared by staff that could be beneficial and help explain the assessment detail to the membership. Tom expressed that the owners should be made aware that the amenities have reached their life expectancy, SVEA must replace the pool sooner than expected because of the water leaks and the damage to equipment when the basement flooded. The last assessment from SVEA was in 1984 for the Harker Center construction. Rachel suggested that the financing options be mentioned along with the benefits of the funding option selected by the finance committee.

Executive Committee ~ Clark Furlow

- 1) *Community School Rezone – As discussed previously.*

Finance/Long Range Planning Committee ~ Marlene/Jeff/Tom

Jeff reported that the committee will be monitoring the pool expenses, reviewing the estimates and will be reporting to the Board in future meetings. The budget will be monitored and reported on as well. Jeff stated that he has reviewed the finance committee responsibilities and will work with the communications committee on updating the membership. Chuck reported that consolidated financial information is provided in every newsletter, however, staff would welcome a review of what is presented for better reporting.

Governance Committee ~ Bob Diercks

Bob stated that Chuck's report to the Board was accurate with respect to developing a voting capability in the SVEA management software.

Recreation Committee ~ Pete Petersen

Pete reported the committee will be meeting on March 23rd. A new program proposed is a wildflower expert hike where the local wildflowers can be viewed and discussed.

Sub Associations Liaison Committee ~ All

Chuck stated that he would be reaching out to the association groups to discuss the community school at their annual meetings as directed by the Board this next summer season. Chuck will ask that available Board members participate in those meetings.

Tennis/Pickleball ~ Tom Eklund/Rachel Clark

Rachel stated a meeting will be set this spring.

Water Committee ~ Clark Furlow and Bob Diercks

No Report

Ad Hoc Housing Review Committee

Clark reported the summer staff housing requirements have been secured. SVEA has a unit in Hailey at the former senior living facility converted to workforce housing. Two Elkhorn condominiums have been secured for the four tennis professionals.

OTHER BUSINESS

None

EXECUTIVE SESSION

Motion: As authorized by Idaho Homeowner's Association Act, Section 55.3204 2(C) Clark asked the Board to vote on going into executive session, from which the homeowners will be excluded, to consult with our attorney for the purpose of obtaining legal advice regarding the parking area in the Elkhorn Village, Pete moved to approve, Marlene seconded, and motion passes unanimously.

Motion: Pete moved to come out of executive session and return to the general session, Marlene seconded, and motion carried.

Motions from Executive Session discussion. *Motion: Kathy moved to approve that Clark Furlow, Jim Laski and Chuck Williamson review and negotiate a Village parking area solution with appropriate parties, Tom Kling seconded, and motion passes unanimously.*

ADJOURNMENT

President Furlow adjourned the meeting at 5:20 p.m.

Respectfully Submitted,

Bob Diercks
Secretary

SUMMARY OF MOTIONS, DECISIONS & ACTION ITEMS

Motion or Decision	Page #
Approve Financial Report – March 15, 2023	4
Approve Moving US Bank Accounts to Idaho First Bank	5
Approve Bank Signers – Clark Furlow, Tom Eklund and Chuck Williamson	5
Approve Harker Pool Rebuild Assessment \$1,642,000 or \$1,000 Per Property	5&6
Approve \$7,000 to develop voting module for management software	6
Approve Clark Furlow, Jim Laski & Chuck Williamson to negotiate Village Parking Solution	9

ACTION ITEMS	
Who	Does What
Clark, Chuck	Review with attorney Board's duties in regard to Community School Rezone
Chuck	Represent SVEA at Community School Workshop
Chuck, Clark, Tom E	Change Signature Cards at Banks – Zions, DL Evans & Idaho First Bank
Chuck, Jon, Darlene	Proceed with final pool rebuild budget, notify owners on special assessment.
Chuck	Proceed with Voting Module
Chuck, Sue	Proceed with private road maintenance enforcement
Jon	Order fish for Village Pond



Sun Valley Elkhorn Association
March 16, 2023 Board Meeting
Elkhorn Owners & Guests Sign-in Sheet
(Please Print)

NAME	ELKHORN ADDRESS OR ACCOUNT #	EMAIL ADDRESS	TOPIC OF INTEREST
TONY VELO	109 Senabi Lane	atv7nus108@aol.com	New Construction
Bob Jones	111 Senabi		"
Margaret Chambers	2817 Summit One	marg.chambers@icloud.com	Service
Jason Szabo / CHRIS WREDE	4399 Fairway Nine	szabojd@yahoo.com / cwrede@innercore.net	
Steve & Kathy Large	3620 Upper Ranch Condo	steven.g.large@gmail.com	
Pam Larsen	4023 Bluff	-	
Jenny Harper	2084 Village	N.A.	
JORDAN JADREAN	105 VILLAGE WAY		
John Kelly	106 Village Way		
Libby Holtz	2474 Indian Springs	libbyholtz@cox.net	Parking / Service
TOM REES	112 Highlands Dr.	Tomrees@rproperties.com	