



Elkhorn News

FALL / WINTER

NEWSLETTER NOVEMBER 2023

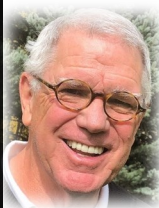
SPECIAL POINTS OF INTEREST:

- Electronic Voting
- Community School & Jericho Update
- Message from General Manager

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Presidents Message



Dear Elkhorn Neighbors

Looking forward in the coming year SVEA has some big shoes to fill. Chuck

Williamson has announced that he intends to retire at the end of 2024, and Darlene Kuehn will retire at the end of this year.

Chuck came to work full time for SVEA as its Operations Manager in May 2008, and has served as SVEA's general manager since early 2016. Darlene Kuehn has served as SVEA's bookkeeper, IT tech, and "all-around-go-to-person" since 2004. I can't overstate the value of the contributions these people have made to our community. Having worked directly with each of them for almost a year as SVEA's president, I've seen their hard work and dedication first-hand. Chuck's judgement and experience have served your board and our community well. Darlene's patience and unfailing good humor have made her a delight to work with. Moreover, she has kept our books in balance! SVEA has organized a search committee headed by Kathy Large (a member of the board with a wealth of experience in the Human Resources field) to seek candidates to take on the role of SVEA's new General Manager. Our aim is to find a suitable person by July so that he or she will be able to work with Chuck for the remainder of the year. In that way we hope to accomplish a smooth transition. Chuck recently concluded his search

for a person to replace for Darlene, and they will all be working together for a smooth accounting transition.

The Community School's Sagewillow Campus

Since the first P&Z hearing on this matter, the School conducted several "workshops" with a selected group of nearby homeowners to seek ways to meet the School's needs while also accommodating community concerns. As a result of these workshops, the School has revised its plans for developing housing on its Sagewillow Campus.

I am writing this on November 16, 2023, and I can report that this afternoon the P&Z Commission approved the School's revised plans, subject to certain conditions and further review by staff and the city's attorney. The documents describing the project are available on the City's website. The following is a brief summary of the school's revised plans.

The Sagewillow Campus consists of two areas: (1) the "Arrowleaf" parcel which has five single family lots and (2) the playing fields and Barn area. The School's revised plans designate three of the Arrowleaf lots as Open Space, and two of the lots for multi-family use that will contain a total of 10 townhouse style units. These will be built on a slope so that the uphill portion of each residence will appear as one story and the downhill elevation will be two stories. In the area around the barn, the School will build two structures, one containing 12 small apartments and the other containing 18 slightly larger apart-

ments. None of these structures will be more than two stories tall. The School has previously stated that it may, at some point in the indefinite future, build an elementary school in the area near the barn. The Development Agreement between the School and the City provides that if an elementary school is built, it will not be built for at least 15 years.

With the P&Z issues resolved, SVEA can now work to reach agreement with the School on the terms under which the Arrowleaf portion of the campus will be formally annexed into Elkhorn.

The Jericho Project

Elkhorn Springs Master Association ("ESMA"), the homeowners' association with primary jurisdiction over the land on which the project is to be built has retained the Boise law firm of Clark Wardel. The developer's plans for the project contemplate an access easement over a significant parcel of land owned by ESMA. The law firm has informed the developer that no such easement presently exists and that the grant of such an easement will require the affirmative written approval of at least 75% of the members of ESMA. The burden is on the developer to obtain this approval. To date, the developer has not begun that process. SVEA will continue to monitor developments and will keep its members informed.

Have a wonderful holiday season.

Sincerely,
Clark Furlow

2023 ANNUAL MEETING INFORMATION

SVEA Annual Meeting Available in Person and on Zoom!



The annual membership meeting scheduled for **January 6, 2024 at 3:30 p.m. will again be held at the American Legion Hall in Ketchum.** Please join us at 3:00 pm for a brief social time starting at 3:00 p.m. with wine and hors d'oeuvres prior to the start of the meeting. If you are not able to attend in person, the American Legion Hall has been up-

graded with WiFi capability making it possible to provide out of town owners with Zoom meeting access. The link will be Eblasted to all owners prior to the meeting date.

Online Proxy/Voting Available for 2023 Annual Meeting

SVEA has integrated online voting capabilities within the management software used by SVEA. All owners on the Eblast listing should have received an invitation to submit their proxy and vote.

The online proxies and voting process has all the options of a paper proxy/ballot. Multiple property owners will be allocated the appropriate number of votes available for the cumulative voting process. Owners have the ability to assign their proxy to the Board or other personal representative, similar to the paper proxy/ballot which you all may be familiar. After you vote, your property online account is locked to prevent duplicate voting; however, you can change your vote and proxy once submitted by contacting the SVEA office and asking staff to reset your online account. You will be able to easily submit your proxy/vote in less than 5 minutes.

If you have received your eblast voting invitation, please follow these steps to start voting today!

- 1 Click on this link: <https://SVEAVoting.org>
1. Click on Register (upper right hand corner of page).
2. Enter email address and create a password.
3. You should receive a verification email from SVEAVoting.org. Click on verification. After you are verified, you will be able to access the website and submit your proxy and vote on the directors. If you do not receive the verification email **Check your junk or spam folder you may need to move the email to your inbox to activate. If you don't see the verification email in your inbox or junk mail, please email chuckw@elkhorninsunvalley.com or call the office 208-622-7420 and we can verify your account on our end.**

On SVEAVoting website home page you will find the meeting link and information. Click on the meeting link to be taken to the proxy submission and voting page. Follow the instructions to submit your proxy and board member vote. Thank you for your patience and for voting online saving time and money.

Please Note: Some of our owners may still prefer the hard copy option for submitting their proxy and ballot. Owners not responding to the online voting option will be mailed a hard copy on or about November 30th.

"I don't think anything replaces the face-to-face meetings and the personal connections that you get when you're in the same room or same place with people."

Annamie Paul

"Every election is determined by the people who show up."

— Larry J. Sabato ,

Message from the General Manager

As some may already know, I have informed the SVEA Board of Directors of my intent to retire at the end of December 2024. By way of this message, I offer my official announcement that I will be moving ahead with my retirement plans.

I have no illusions that the accomplishments completed during my time as the SVEA Operations Manager and General Manager were all my doing. None of the accomplishments could have happened without the dedicated and hard working staff coupled with the unwavering support of Board of Directors over the years. Fresh out of college, I worked for SVEA in 1982-83, during construction of the Harker Center, as the Association Maintenance and Housemen manager. After that, I started my own association management company serving many of the Elkhorn condominium associations in the years that followed. I was invited back to SVEA as Operations Manager to assist during the time of the Harker Center remodel in 2008-09 and will likely wrap up my tenure as General Manager with the completion of the Harker Center pool rebuild. Everything in between from the recreational program's development, tennis director transition, building of the Village tennis/pickleball facilities, Village pool rebuild, Harker tennis rebuild and financial accounting overhaul could not have been possible without the assistance of Darlene Kuehn, Sue Ahern and Jon White. I am truly blessed to have had such individuals surrounding me in my role as your General Manager.

As we all know, and famously quoted by a Greek philosopher, "the only constant in life is change." SVEA has started undergoing significant staffing changes. Operations Manager, Jon White, left SVEA earlier this year in pursuit of another career opportunity. Finance Director, Darlene Kuehn, will be retiring after nearly 20 years of service this December. Sue Ahern, ADC Manager, will continue to provide the excellent service you have all come to expect. Newly hired staff member Mark Lube filled a much needed maintenance and pool supervisory role with Jon's departure, and I am confident he will continue to serve SVEA to the highest standard. Darlene will be working with and turning over the financial reins in the next few weeks to SVEA's newest staff member Sue Kwapich. Additional staffing changes will be made in the coming months. Your Board has formed a search committee which will begin the process of finding my replacement.

And finally, I would like to thank you the Elkhorn Community for allowing me the opportunity to be of service. SVEA is a special place, and I have had the privilege of joining a very short list of individuals fortunate enough to have served as your General Manager, thank you.

Sincerely,
Chuck Williamson
General Manager

In Remembrance of Margaret Walker



It is with a heavy heart we report the passing of Margaret James Walker on November 6, 2023. Margaret served on the SVEA Board of Directors from 2008 to 2015. During her time on the Board she worked on the Communications, Tennis, Recreations and Nominating Committees and as Secretary of the Association. Margaret was appointed to the Planning and Zoning Commission, where she served for many years. During her time in Sun Valley she volunteered for Sun Valley Center for the Arts, Summer Symphony, Sun Valley Culinary Institute, Sawtooth Botanical Garden and the Senior Connection. Thank you for your service.

SVEA Financial Report

Balance Sheet Snapshot

The Board of Directors have received and reviewed all financial statements as of Sept. 30, 2023.

The SVEA fiscal year began on November 1, 2022 and ends on October 31, 2023.

The Capital Reserve asset replacement fund balance as of Sept. 30, 2022 totaled **\$1,561,207**

The Operational Account cash and investments balance totaled **\$343,484**

The Property Owner Accounts Receivable balance as of Sept. 30 was **\$121,291** The number of accounts **90** days or more delinquent stood at **23** as of Sept. 30.

The Village Pool loan outstanding balance totaled **\$1,153,030** as of Sept. 30th.

| Operations | YTD Actual | YTD Budget | Difference |
|--------------------------|---------------|---------------|-------------------|
| Assessments/Other Income | \$ 976,394 | \$1,122,154 | (\$145,759) Under |
| Expenses | (\$1,045,700) | (\$1,057,582) | (\$ 11,881) Under |

After eleven (11) months ending Sept. 30, 2023 revenues are below expectation and expenses are less than anticipated. The difference in revenue, budget vs actual, is due to the accounting change in the current fiscal year with a portion of the member dues billed and accounted for in the prior fiscal year. Funds maintained in Operations and Capital accounts are invested in short-term Treasury Bills earning approximately 5%.

2023/24 Special Assessment Status

SPECIAL ASSESSMENT RESULTS

The \$1,000 per property Harker Pool special Assessment was initiated in May 2023. Owners paying in advance were offered a onetime \$40 discount for a total \$960. Nearly 1500 of the 1642 property owners paid the assessment in advance. The balance of the owners opted for the four equal installment payment plan of \$250 every 6 months. The funds not immediately allocated toward the Harker Pool rebuild are invested in short term treasury bills allowing the ability to recover the discount offered.

LATE PAYMENTS

As a friendly reminder. The new semi-annual billing cycle is November and May. The semi-annual dues payments should be received by November 30th and May 31st. Respectively. Late payment charges are applied after the due dates at **1.75% plus a \$25** late fee. We encourage all owners to sign up for the ACH payment option if you have not already done so. and you never have worry or wonder about a late payment again.



Elkhorn Quick Hits and Updates

Village Hot Tub Reopens Thanksgiving Weekend: *The Village hot tub will reopen for the winter season on Thanksgiving weekend. The hours will be 3 p.m. to 10 p.m. daily. The hot tub is scheduled to remain open for the ski season depending on available staffing.*

Sun Valley City Says No Review of Hillside Ordinance Planned. *Property owners may have heard or received information that the City of Sun Valley was planning a review of the Hillside Ordinance. The City has confirmed that no Hillside Ordinance review is under consideration. If any such review were ever planned the citizens of Sun Valley would be notified.*

Community School Rezone Receives Planning & Zoning Approval. On November 16, 2023 the Community School rezone plans were heard before the Sun Valley Planning and Zoning commission. After 5 hours of discussion, the Commissioners approved the rezone application and development plan proposed. A complete packet of the Community School rezone information can be found on the SVEA website at: <https://elkhorninsunvalley.com>. The Community School must now go before the City Council for final approval. Owners will be notified when this meeting is scheduled. Among the main issues of concern is the building of a school. The Community School has agreed to table this discussion for at least the next 15 years. SVEA is currently working with the Community School to resolve pending annexation issues of the Arrowleaf Subdivision portion of the Sagewillow Campus. Owners will be kept informed on any progress on this matter.

Block 7 Elkhorn Springs - Jericho Subdivision - Village Core. This matter has not advanced in the approval process. There are pending easement and construction matters which need to be resolved with the Elkhorn Springs Master Association. Property owners will be kept informed as the status changes.

Get Your Dues Statement Online. If you are not already receiving your dues statements online, please consider doing so. You can receive your statements quickly and conveniently by email. Combined with ACH payment options you can save time, expense and the hassle of mailing your payment. Please sign up today for this quick and easy billing and payment method.



Harker Center Hot Tub



Harker Pool Update

The Harker Pool and Hot Tub construction is nearly completed for the winter season. The pool and hot tub and surge tank framing and concrete shells are now complete and will cure over the winter months. The forms will be removed and the area around the pool and hot tub will be backfilled and leveled in the coming weeks.

The pumproom demolition and reconstruction will begin soon and continue over the winter months.

In April/May, after the snow melts, the pool plaster, concrete decking, artificial turf, shade structures and fencing will be installed.

Planned opening date July 4th, 2024.

We are on time and on budget!



Harker Center Pool



“Preserving the beauty of Elkhorn by guiding the design of attractive residences and landscaping...”

“We cannot solve our problems with the same thinking we used to create them.”
Albert Einstein

ADC Matters - Holiday Lighting!



October/November is traditionally a time when many of our Elkhorn owners install outdoor lighting in preparation to celebrate the upcoming holiday season. To assist in planning your lighting display we offer these simple guidelines as established by the City of Sun Valley:

- * Residential holiday lighting is allowed from **November 1 to March 15**
- * The use of LED lighting is strongly encouraged
- * Flashing holiday lights on residential properties are prohibited
- * Holiday lights may be on **only between dusk and 11 p.m.**

(Please turn off holiday lighting after 11 p.m.)

Your cooperation in adhering to these simple guidelines is appreciated by everyone.

Thank you!

Board Holds Workshop Going into 2024

The new year will find the Board very busy once again as they tackle succession planning, governance matters and communication enhancement.

SUCCESSION PLANNING

The Board created a search committee that will be developing a plan to replace the General Manager. Property owners will be kept informed as progress is made.

GOVERNANCE

Review the Declarations and Bylaws for possible update. Documents are outdated and not in compliance with State statutes.

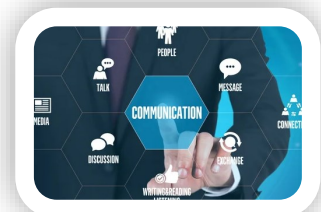
Clarify the role of the Nominating Committee and their responsibility in advising the Board on the voting of proxies.

Review the proxy form and director election in conjunction with electronic voting.

COMMUNICATIONS

Review communications form, delivery and frequency. The goal is to provide the owners with accurate and timely information and become the official voice in Elkhorn.

Succession Planning



Elkhorn Extends a Warm Welcome to New & Returning Property Owners

Arrowwood

Deanne & Scott Miller
Callie & Derek Apt

Bluff

Melanie Mentzel-Baird
Suzanne & Alex Hassman
Dani Welch Carroll
Cynthia Webbe
John McKeown & Katharine Hawley

Bonne Vie

Richard Fabiano
Shannon O'Kelley
Bruce Lingle & Elizabeth Janssens

Crown Ranch

Carolyn & Philip Bowie
Diane & Brian Langstraat
Thompson | Ellwanger Trust
Mariela Arroyo

Elkhorn Springs

Darcel & Stanley Turner
Mary Rolland
Charles French

Fairway Nine One

Cori Gordon Allvey
Raymond Davis

Fairway One

Kelli Evans

Highlands

Brian Wallace

Indian Springs

Briar Patch Estate LLC
Bernard Talmas
Liane DeYoung-Mynatt

Legends

James Bailey & Elaine Daniel
Black Squirrel LLC
Debra & Paul Cressman

Morningstar

Christine & George Cusick
Chuck & Aaron Jones

Ranch

The Andrews & Anderson Families
Longe Quiver, LLC
Athens, LLC
Kylon Myers & Madison Worst
Leslie & Peter Rittenour &
Jamie Kennon



MOUNTAIN RIDES Red/Blue Route Winter Bus Schedule

Mountain Rides will again provide fun, easy and FREE bus service within Elkhorn. The Mountain Rides winter schedule will begin on Thanksgiving Day, November 24th and run until end of ski season.

Early/Late Season: The Red Route hours of operation from November 23rd to December 8th and April to April 16, 2023 will be hourly from 8:20 a.m. to 4:56 p.m. from Elkhorn Springs ending in Ketchum at 5:00 p.m.

Peak Season: December 9th to March 31st, there will be 30 minute service from 8:20 a.m. to 12:30 p.m. with hourly service for the afternoon until 4:30 pm.

NEW Service: Red Route riders in Elkhorn neighborhoods can flag down the bus along the route to be picked up without having haul your ski equipment to a designated bus stop. Please use bus stops whenever possible or gather with others along the route for rider convenience. And efficiency.

On the return to Elkhorn, the Red route will start at the Main & 4th (Wells Fargo) stop, go to the post office through West Ketchum to River Run Plaza and then on to the Elkhorn neighborhoods with the last bus leaving at 4:00p.m. ending in Elkhorn Springs at 4:30p.m. Please check the times for your stop as they are subject to change from time to time.

The Blue Route will run until the end of ski season, seven days/week. Service is every 30 minutes and begins at Warm Springs Base at 7:00 a.m. and ends Elkhorn Springs at 9:58 p.m. Elkhorn Hourly service from 9:58 p.m. with the last bus leaving Elkhorn Springs at 11:58 a.m. back to Ketchum.

For more information please visit the website @ www.mountainrides.org , download Bus Tracker App to your phone, or contact Mountain Rides at 208-788-RIDE (7433). Printed bus schedules are available at the Harker Center office.

Sun Valley Elkhorn Association

FUTURE EVENTS

Board, Membership, and Sub-Association Presidents' Meetings

| Date | Event or Meeting | Location |
|---------------------------|-------------------------------------------|--------------------------------|
| Friday, January 5, 2024 | Board Meeting (2:00 pm) | Harker Center |
| Friday, January 5, 2024 | Association Presidents' Meeting (4:30 pm) | Harker Center |
| Saturday, January 6, 2024 | Annual Membership Meeting (3:00 pm) | American Legion Hall - Ketchum |
| Saturday, January 6, 2024 | Board Meeting (After Annual Meeting) | American Legion Hall - Ketchum |

