

**BSSUN VALLEY ELKHORN ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
Friday, July 12, 2024
Minutes**

AGENDA BUSINESS ITEMS

1. Executive Session
2. Approve Financial Report
3. Community School – Arrowleaf Annexation
4. Sagewillow Annexation
5. Jericho Project Discussion
6. Rental Amenity Access Fee – Fee Confirmation
7. Governing Document Review
8. Staff Hiring - Report

IN ATTENDANCE

Board Members	Staff, Counsel & Others
Clark Furlow, President	Jim Laski, Legal Counsel
Jeff Mihalic– Vice President	Chuck Williamson, Staff
Tom Eklund - Treasurer	Linda Horensavitz
Bob Diercks - Secretary	Sue Ahern - Staff
Scott Pertel, Director	Sue Kwapich - Staff
Tom Kling, Director - Zoom	Mark Lube - Staff
Rachel Clark – Director - Zoom	Owners and Others:
Marlene Fletcher – Director	Attending by Zoom – See Attached List – 25 Online
Pete Petersen – Director	See Sign-in Sheet – 10 Owners in Attendance
Board Members - Not Present - None	

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 nine (9) directors in attendance in person or by Zoom conference call.

EXECUTIVE SESSION

Motion: Jeff Mihalic moved pursuant to Section 55-3204(2) of the Idaho Homeowner’s Association Act and Article V, Section 12 of the SVEA Bylaws that the Board adjourn this open meeting and reconvene in executive session so that it can consult with its attorney regarding: (1) legal questions relating to possible transactions with the Village Townhomes, LLC and possibly others regarding the Jericho project in the Elkhorn Village, (2) legal questions relating to the proposed modifications to SVEA’s amenity fee for rental units, and (3) legal questions regarding whether to update SVEA’s Master Declaration, Article of Incorporation, and Bylaws.

The Motion was seconded and unanimously adopted. The Board went into executive session.

At 2:55, the Board closed the executive session.

Actions resulting from Executive Session – None

At 3:00 p.m. the Board reconvened in public session.

REPORT FROM SUN VALLEY MAYOR

Sun Valley Mayor, Peter Hendricks was unavailable.

OWNERS ADDRESSING THE BOARD

Marty Erdheim – Summit 2809 - Mr. Erdheim expressed that the Elkhorn core should be viewed like any other asset of the Association and preserved. The loss of green space and amenity parking will have a lasting negative impact. He expressed that the Board has options to resolve the problem by utilizing a land swap or buy out. He stated that the Elkhorn Community is looking to the board to resolve this issue.

Laurie Luber – 5008 Fairway One – Mrs. Luber expressed that she has heard that SVEA could acquire the Jericho property either by purchase or land swap or a combination of both. She encourages the Board to make this happen. Increasing the dues, special assessment and working with Sun Valley Company to raise the required funding is encouraged. The decisions of the Board will have a lasting impact on available parking, which is currently a significant problem that will worsen over time. She raised concern about the modular construction under consideration and a project the size of Jericho being a first for the selected manufacturer Connect Homes. She believes the design is not compatible with existing homes in the Elkhorn core. Guest parking and snow removal within the project will be difficult to accommodate. Minimal setbacks and marginal landscaping combined with 14 air conditioning units along Village Way will be unsightly and a noise nuisance. Construction staging with a crane offloading and moving 88 modular units from semi vehicles will be damaging to property and a safety hazard. She questions the financial viability of such a project given the proximity to the pickleball and tennis courts.

Mitchell Hollands – 6 Villa Court – Mr. Hollands asked that the Board view the parking lot in the Village core in its current condition. There is a significant space issue with Allen and Company parking transport vehicles on the Jericho property. He stated that this use illustrates what will happen when Jericho is built. He does not believe the use of public transportation will resolve the parking limitations in the Village.

Suzi Olavarria – Ridge Condominiums 2670 – She asked that the Board develop solutions and let the Elkhorn community vote on acquiring the Jericho property.

Stephen Luber – 5008 Fairway One – Mr. Luber expressed concern about the construction staging with 88 tractor trailers on Village Way and that turning onto Badeyana will be difficult if not impossible to achieve. Pedestrian safety will be of considerable concern with the members trying to access the amenities during construction. The local contractor vehicles will further impact available parking as their employees utilize space that is currently needed for amenity parking. He encourages the Board to preserve the space for Elkhorn owners and acquire the Jericho property.

Barbara Baer – Ridge 2691 – Mrs. Baer prepared a statement which included the following policy critique of the Rental Amenity Access Fee:

- She stated that her family does not rent their property for any other purpose beyond paying the associated expenses of owning the condominiums.
- She expressed that not everyone is satisfied with the rental amenity fee as it is currently structured.
- The suggestion that the amenity access fee is a tax deduction advantage as a business expense is not relevant when operating at a loss.
- 2 of the last 5 summers at least one of the pools has not been operational.
- The rental amenity fee is mandatory. Many owners would prefer to opt out and not allow their tenants access to the Elkhorn amenities which would lower the overall usage of the facilities.
- Long-term rental usage is no different than that of an owner's family occupying the unit.
- She encourages the board to consider a committee that represents all owners including owners who rent their properties.

Phyllis Viola – 4 Chateau Court – Ms. Viola expressed concern about the speed in which people are riding their bikes along the bike path. It has started to become very dangerous for the pedestrians walking on the

path. Clark encouraged Phyllis to contact the City of Sun Valley and request their assistance as this matter falls within their authority and outside of SVEA's ability to control.

Mary Rolland – Elkhorn Springs Condominiums 7109 – Ms. Rolland wanted to remind the Board about the SVEA mission statement which states the Board's responsibility for, "Preserving the beauty of Elkhorn by guiding the design of attractive residences and landscaping and by protecting Association-owned land." She requested that the Board adhere to and respect the mission statement as it may pertain to the Jericho development.

Jeff Kingston – 94 Elkhorn Road – Mr. Kingston wanted to remind the Board of the power they possess not just on the Jericho project but with the Community School development as well. Preserving the quality of life in Elkhorn should be the Board number one priority. He encouraged owners to contact City Hall about the e-bikes and race bikes speeding on the bike path.

Scott Williams – Elkhorn Springs 7303 – Mr. Williams asked the Board for their consideration in acquiring the Jericho property. He believes this is the final opportunity SVEA will have to acquire the land and prevent a long lasting negative impact on the Village core affecting all Elkhorn property owners. Everyone will be affected by the limited parking and overcrowding caused by the Jericho development. He stated he is aware of potential opportunities under consideration and fully supports SVEA and ESMA in their efforts to find a solution to secure and protect this property for future generations.

John Kelly – 106 Village Way – Mr. Kelly expressed concern about the parking situation on Horseshoe Road and the difficulty it presents in accessing the hiking trails. He is requesting some form of organized parking that clearly identifies 6 spaces with the addition of signage to warn that parking on the streets is not permitted. Mr. Kelly was informed that the right of way parking is managed by the City of Sun Valley and he was encouraged to contact the roads department for assistance.

Carol Benz – Elkhorn Springs 7410 – Ms. Benz volunteered to assist on a committee to raise funds to acquire the Jericho property.

Bart Nisonson – Summit I – Mr. Nisonson expressed his support for those opposed to Jericho. He stated that he had not heard from anyone in support of the project and encouraged the Board to acquire the property.

APPROVAL OF FINANCIAL REPORTS

Jeff Mihalic reported on the 2nd quarter financial statements ending April 30, 2024. He informed those present that the financial statements and committee meeting minutes have been posted on the website. He highlighted the following:

- 1) Net Income at the end of the 2nd quarter was \$115,000.
- 2) Net income was up primarily due to below plan spending on administrative payroll and legal fees.
- 3) Cash balances totaling \$2.2 million are higher by \$147,000 than the cash balances reported at the end of the last fiscal year.
- 4) Balance Sheet assets at the end of the 2nd quarter were 7.5 million.
- 5) The Village pool loan balance at the end of the 2nd quarter was \$1,067,000.
- 6) The Accounts Receivable continue to improve with a current balance of \$61,000.
- 7) Cash on hand continues to be invested in short term treasuries to maximize interest. Higher amounts will be invested with the completion of the Harker pool.

After discussion, ***MOTION: Pete Petersen moved to approve the 2nd quarter financial statements as reported, Tom Eklund seconded, and the motion passes unanimously.***

BUSINESS ITEMS

Community School – Arrowleaf Annexation

Clark updated the owners on the annexation for the Arrowleaf Subdivision owned by the Community School. He reported that the Community School's Sagewillow Campus consists of two parcels: the Sagewillow parcel and the Arrowleaf parcel. He said that the Sagewillow parcel has been legally annexed into Elkhorn in 2007. Now, SVEA is in the process of formally annexing the Arrowleaf Parcel into Elkhorn. Clark explained that Arrowleaf's annexation into Elkhorn is in question because of legal questions regarding a 1995 document that purported to bring the Sagewillow Subdivision (which then included land now known as Arrowleaf) into Elkhorn. SVEA seeks to resolve the ambiguity by formally annexing Arrowleaf and Sagewillow Subdivisions. In this way SVEA will gain clear architectural design authority as to any development that may be undertaken on Arrowleaf. SVEA's attorney prepared the annexation documents. The documents are currently under review by the School's legal counsel which has been slightly delayed due to neighbor negotiations to finalize the building envelope location for the proposed development on two Arrowleaf lots. The Community School would like the envelope locations identified and referenced in the annexation documentation. The neighbors seek to preserve the view corridors to the extent possible given the approved development plan of the Community School. It is hoped that the School will have this matter resolved prior to the end of August at which time the annexation of Arrowleaf into Elkhorn can be completed. After Arrowleaf is annexed into Elkhorn the entire School campus parcel (including Arrowleaf) will be subject to the same rules and restrictions as all other Elkhorn owners.

Sagewillow Subdivision

Clark explained that the Sagewillow Subdivision parcel includes homes situated on Sagewillow Road located on the ridgeline above the School's Sagewillow Campus. The 1995 document that created the ambiguity for Arrowleaf annexation is the same document that creates annexation questions for the Sagewillow Subdivision. SVEA has prepared annexation documents for the Sagewillow owners' approval which has been submitted to their Board of Directors. The Sagewillow Board would like its own legal counsel to review the annexation documents prior to obtaining their owner's signatures and approvals to finalize the annexation of the Sagewillow Subdivision. The Sagewillow Board is trying to get a cost estimate for reviewing the documents prepared by SVEA before proceeding.

Jericho Project Update

Clark explained he and Chuck have remained in contact with Sam and Jordan Jadallah. The Jadallah's have recently received approval from the Sun Valley City Planning and Zoning for their 19-unit townhome style project in the Village core. Clark reported that the Jadallah's are prepared to move forward; however, they are willing to consider a transaction whereby SVEA might be able to acquire the land. Clark felt obliged to present the possibility of a land swap to the Board of Directors for its consideration because only the Board can make the decision to pursue such a transaction. If a land swap is approved by the Board, it would require approval by the membership at a meeting called for that purpose, except under certain conditions whereby the parcels being exchanged are of equal value and size and an approval exception exists.

Clark reported that the Board had discussed the matter in executive session with legal counsel. Mr. Jadallah has expressed an interest in certain parcels of land identified as open space by SVEA's governing documents. Swapping open space land would require that the open space be reclassified as low density residential. Clark asked the members of the Board for their opinion as to the concept of a land swap, seeking reclassification and a vote of the membership.

Rachel Clark requested clarification as to the type of construction that might be considered in a proposed exchange of property. Clark reported this would be determined as part of any land swap negotiation. The development contemplated would not necessarily be the Jericho project transferred to another location. She explained that she is the only member on the Board living in the Elkhorn Village where 37% of all Elkhorn homeowners currently reside. Rachel corroborated the parking concerns reported by the members present which are indeed a significant problem exacerbated by Allen and Company parking on the Jericho property. Rachel said she has received an avalanche of emails opposing Jericho. She believes SVEA has a very limited opportunity to have all parties come to the table and agree on a solution. Rachel reported that solutions include the land swap or possibly a land swap and a cash component. She believes that the

acquisition of the land is an investment in the community, and it can be acquired with a modest increase in dues which have been very low relative to other communities with similar amenities. She stated that SVEA may not need to be alone in the effort to acquire the land and that Elkhorn Springs and Sun Valley Company may be able to contribute to the effort. She believes a land swap transaction solves numerous issues including parking and the preservation of open space in the Village core into the future. She believes the Board has an obligation to prepare a plan to resolve the concerns expressed and let the Elkhorn owners decide.

Jeff Mihalic expressed his concern about the Board considering the trading of open space. He stated that such a trade would only move a problem from one part of Elkhorn to another and disadvantages another group of homeowners. He believes it is a slippery slope because the preservation of open space has historically been of paramount importance to Elkhorn homeowners and should not to be compromised. He is concerned that acquiring the Jericho parcel would be a multimillion dollar undertaking exceeding 3+ million dollars. He stated he does not support SVEA incurring additional debt in addition to the Village pool loan. He offered that this is a legacy issue as a result of the Elkhorn hotel being removed and the inappropriate subsequent zoning of the land.

Pete Petersen suggested developing options and presenting them to the owners and asking their opinion. Jeff stated that if this is done it should be done with complete transparency, so everyone knows exactly what they are voting on.

Bob Diercks expressed that given the importance of the Jericho parcel he would not be opposed to considering the trade of open space for open space. He agrees with the Elkhorn Springs Master Association assessment about the Jericho parcel potentially becoming the center of the community. He supports the Board continuing to pursue a solution to resolving this issue.

Scott Pertel expressed his appreciation to the owner for sending in their emails and asked if the Jadallah's have given SVEA a strike price for acquiring the land. He stated that he has heard the owner's present and their willingness to raise funds which becomes easier with an actual monetary goal. Chuck explained that the Jadallah's have expressed that they do not want to outright sell the property and only expressed interest in a land swap transaction which affords them development capability.

Clark explained his concern that owners near the Jericho property knew that something could potentially be developed on the Jericho parcel, and owners adjacent to open space purchased their property knowing that development would not occur. He stated there was another option that is being reviewed that would not involve SVEA open space but another parcel potentially of lesser value whereby SVEA would need to raise funds to equalize the transaction. The benefit of the transaction would be to preserve the Jericho parcel for a park and parking. If such a transaction moves from being a mere conceptual idea to being an actual plan, the owners will need to approve the acquisition and he supports Pete's idea to survey the membership on this subject, if this idea becomes a real possibility.

The Board members concluded that SVEA should pursue alternatives for owner consideration to acquire the Jericho parcel.

It was noted that the City of Sun Valley P&Z Commission approved the Jericho Project at a meeting at which only three of its five members were present. Two voted in favor and one voted against. While the action taken at the meeting was legally valid (the three members constituted a quorum, and the two who supported the project were a majority of that quorum), concern was expressed that a project as important and consequential as Jericho should not be approved by the favorable vote of only two of the Commission's five members. The view was expressed that the matter should be reconsidered at a meeting at which all five members were present. It was reported that approximately 700 people had signed a petition opposing the project. It was concluded that the owners attending should bring these points to the attention of the City Council.

Amenity Fee for Rental Properties Review

Jeff Mihalic conveyed that the Rental Fee/Technology Committee has been working on a proposal and would like Board feedback prior to finalization. He explained that prior to finalizing a plan for Board consideration the Committee will hold an open meeting with owners and incorporate any feedback the committee may receive.

Jeff explained that rental properties currently pay a mandatory annual \$600 fee. There are 338 reported rental properties and the revenue generated is just over \$200,000. A few rental property owners have challenged the fee as being unreasonable and without basis. Owners expressed the current flat fee wasn't appropriate or relatable to the actual usage of the amenities by rental properties. Some owners stated they only rented their property occasionally and the fee was excessive in these situations.

Jeff said the committee's goal was to best align the fee to the amenity usage load by rental properties. A listening meeting was held on June 6, with interested parties. Legal counsel was consulted as to the legality of a fee relative to Idaho code. Usage data was collected over a 1-year period identifying various user information and the committee reviewed annual costs associated with operating the amenities.

The committee developed an alternate fee structure which addresses many of the rental property owner concerns. The committee is recommending that the fee be called the "Tenant Amenity Access Fee". The fee would not be mandatory allowing the owners to choose whether their tenant will have access to the amenities. If owners don't want their tenant to access the amenities, they will no longer need to report to SVEA that they are renting their property. If they choose to opt in and allow their tenant access to the amenities, the property owner will need to pay their fair share of the expenses. Those costs include operating, maintenance and capital replacement. The fair share is based on actual usage. Jeff explained that rentals will be redefined as long-term rentals being 12 or more months, and Standard rental is any rental less than 12 months and a new category of weekly rentals for those renting their properties only occasionally.

The benefits include the ability to pay nothing if the owner chooses not to allow amenity access to the tenant. Long-term rentals, 12 or more months, will pay a substantially reduced rate reflective of the lower overall use of the amenities. Standard rentals can pay a full-year rental access fee or seasonal fee for winter or summer usage. Weekly access will be available for those that rent only a few weeks a year. The weekly pass can start on any day and run for 7 consecutive days.

Jeff reviewed the amenity usage by category of user with those present. He reported that 21% of the units in Elkhorn are rented and they account for 42% of the total amenity usage. This was based on approximately 23,000 card swipes at the amenity location in the past year. This includes Homeowners, Homeowner Guests, Rental Clients, Rental Guests and Long-Term Tenants. Splitting the usage between short and long-term was very telling in that long-term rental usage is very similar in total to that of the average non-rental owner usage. Short term rental consisting of 13% of the total rental properties in Elkhorn accounted for 36% of the total amenity usage or three times more than non-rental owner and long-term tenant usage. He stated that you can conclude it is appropriate to charge short term rentals fees at a higher amount than long-term rentals.

Jeff explained the 2023/24 budget was reviewed by line item, and costs identified that were directly related to amenity expenses plus depreciation for replacing the amenities assets. The annual budget with depreciation totals 1.5 million whereby 60% of the expenses are directly attributable to the operation, maintenance and replacement of the amenities totaling approximately \$917,000 per year. The costs were then allocated over the different types of users. The conclusion shows that the amount paid by the non-renting owners and long-term tenants is appropriate, while short-term rental is substantially underpriced. Based on the results of their finding, the committee is recommending that long-term rental, 12 or more months, pay an administrative cost of \$100 for amenity access. Standard rentals, less than 12 months, based on the facts and actual usage suggests the appropriate fee is \$1,000 annually. The committee suggests offering seasonal passes where summer months would cost \$900 and winter months \$200. A

weekly pass would be offered for \$225 during the summer and \$50 per week during the winter for those owners who only rent occasionally.

Due to the new fee structure, the committee expects a significant decline in rental fee revenues. It is estimated the loss of revenue could be as much as \$50,000, however, this can't be determined until a full year under the new fee structure is achieved. Jeff reported that in comparison, to the extent possible, fees in Sun Valley for similar amenity access approaches \$4,000 annually. Gravity, for a gym and two courts is \$1,200 a year. YMCA is \$1,500 per family.

A meeting to review the committee findings with owner landlords will be held to get their feedback on the fee structure. The committee will be updating the usage numbers when preparing the 2024/25 budget incorporating the revenue estimates as a result of the new fee structure. The committee will prepare a recommendation for Board approval in September in preparation for implementation in May 2025.

Governing Documents

Clark explained that the governing documents, consisting of the Master Declaration, the Articles of Incorporation, and the Bylaws, were reviewed for obsolescence, inconsistency, and compliance with the new Idaho State statute and the Homeowners Association Act. Bob Dierks noted that the Board has operated very well under the existing documents. The potential document changes would include deleting references to the Grantor language which is no longer applicable. The committee spent time reviewing the concept of cumulative voting and its applicability for a homeowner's association such as SVEA. It was concluded that cumulative voting was included in the documents as a device to allow the Grantor to preserve a seat on the Board after voting control shifted to the homeowners and which is no longer necessary since the Grantor no longer owns any property. However, deleting cumulative voting would require a vote of 80% of all property owners and might create divisions within the community. The other area identified as inconsistent is the voting requirements for various acts of the Board of amendment to the documents. Achieving the voting thresholds to amend portions of the governing documents by the owners can be very difficult. The existing documents interchange the use of a majority or super majority voting requirement throughout to amend various portions. Bob stated for clarification that it may be appropriate that the requirement for noticing an Executive Session meeting of the Board be consistent with Idaho State Statute Requirements. He expressed it would also seem appropriate to amend the Bylaws which now requires a member vote, normally a function of the Board.

Bob Suggested that due to the process and cost of amending the documents and the fact that the Board has operated well under the existing documents. The recommendation is that no action be taken at this time. The committee will prepare a list, for use by the Board, of the areas where legal counsel guidance may be required if any action of the Board may be questionable under various portions of the governing documents.

Staff Hiring Report

Clark welcomed Linda Horensavitz as the new General Manager.

STAFF REPORTS *(Included below as provide to the Board of Directors)*

GM Report

Harker Pool Rebuild Update – The Harker Pool opening delay was a result of contractor scheduling for the plumbing and heating of the pool and hot tub boilers. Efforts have been made to secure another HVAC contractor to finish the specialized duct work for the pool and hot tub boilers. It is anticipated that the pool could be heating by Wednesday July 10, with a possible pool opening on Saturday July 13th or approximately 1 week behind schedule. Staff intend to update the membership on July 9 or 10 via eblast.

The hot tub has a severe leak which staff and pool contractor are attempting to locate through an elimination process. It is not known at this time the exact cause but more information will be reported to the Board and membership in the next few days.

AMENITY OPERATIONS

Harker and Village Pools:

Staffing for both Harker and Village Pools have been hired for the season. There have been a lot of people inquiring about work this year. Harker Pool construction is coming along nicely. Harker pool vacuum robot has been used to clean pool and is working great.

Village Pool washer had a water leak. The washer blew a hose on the hot water valve which broke from corrosion. The washer has also needed repairs on the water inlet block that was cracked, electrical contact that spins the drum went bad and replacement has been ordered to fix the problem.

Open Space, Trails:

Sawtooth Wood Products will inspect the corridor fencing areas and make sure all are in good condition. Some rail fencing in corridors have been knocked down by elk. Sawtooth Wood Products has been contracted to make the necessary repairs. Trails will be walked this year to see what additional maintenance needs to be done.

Park:

The volleyball court net was replaced this year. Basketball and volleyball equipment have been replaced this year. The trellis will be re-stained soon by Central Home Improvement.

Harker Center:

Pavers have been re-glued on steps in both entrance areas. Additional work needs to be done on the steps when the pool area opens for the season. Harker Center parking lot will be pressure washed and cleaned after construction on the new Harker Pool.

Ponds:

The cattails at the Village Pond have been cut down for the fishing derby. The overflow grates have been cleaned of debris allowing for proper drainage. Village Pond will be treated this fall by the Fish and Game to eradicate all goldfish. They are concerned with the goldfish finding their way into the Bigwood River either by catch and release or by migration.

Tennis, Pickleball:

Scott Teller has returned to run the Raquet sports program. Daniel Harden is the returning pro with Cary Collins and Micheal Sperry filling the other two pro positions for the season. Clay courts have been playing great for the opening of the season. Staff has received a lot of compliments from players regarding the clay courts.

Pickleball is popular as ever with a lot of returning groups that play weekly. We have had a lot of additional people wanting to sign up for programs to get on the courts.

ADC & Compliance Reports

Project Type	Full ADC Committee Approval
Exterior facelift	1
New home construction	2
Landscape project	1

Remodel	1
Project Type	Administrative Approval
Landscape project	4
Windows	3
Doors	1
Add fence	3
Reroof	3
Hot tub	1
Chimney Shroud	2
Chimney reclad	1
Remove trees	13
Siding	1
Repaint	5
a/c unit	1
Awning	1
Exterior Lighting	3
Replace garage door	2
Sauna	1
Pave driveway	1
Bluff bumpouts	1
Sub Association Projects	
Deck Extensions	1
Tree removals	1
Replace siding	1
Repaint	1

Restriction Compliance

Infraction	Total
Trash cans	5
Recycle bins	2
Trailer w/ dirt bikes	1
Trailer w/ car	
Pop up Camper	1
Fence disrepair	1
Lawn maintenance	2

COMMITTEE REPORTS

Communications – No Report

Executive Committee – No Report

Finance Committee – Jeff Mihalic said that the finance committee is responsible for setting financial policy for SVEA and the committee will oversee and establish policy as we work through the budgeting process.

Governance Committee – As reported earlier in the meeting.

Recreation Committee – Pete Petersen reported on upcoming programs and the opening of the Harker Pool. Rachel commented on the need for new furniture, tables and chairs and asked if funds could be made available. Jeff said funds are available in the budget to accommodate the purchase of new furniture. Sue reported that there was space remaining for the owners' picnic and encouraged those present to go to the website and sign up.

Sub Association Liaison Committee – No Report

Racquet Sport Committee – Rachel Clark reported that a couple new programs were introduced. Ladies Day is managed by Suzi Olavarria. Scott Teller has two pickleball camps scheduled this year.

Water Committee – No report.

OTHER BUSINESS

None

ADJOURNMENT

President Furlow adjourned the meeting at 4:55 p.m.

Respectfully Submitted,

Bob Diercks
Secretary