

Minutes
Meeting of The Executive Committee
of
The Board of Directors of Sun Valley Elkhorn Association
December 13, 2024

CALL TO ORDER

President Clark Furlow called the meeting to order at 2:01 p.m.

ESTABLISHMENT OF A QUORUM

Jeff Mihalic (Vice President), Bob Diercks (Secretary), and Tom Eklund (Treasurer) were present, and together with Clark, they constituted all of the members of the Executive Committee. They all stated they had received valid notice of the meeting and waived any defect in notice, if one were determined to exist. Accordingly, a quorum was established.

Also in attendance was Linda Horensavitz, the General Manager of Sun Valley Elkhorn Association ("SVEA").

Clark called the meeting to order

BUSINESS

1. Jeff reported that the Technology Committee had voted to cause SVEA to enter into a contract with CMG, a webpage consultant, to upgrade SVEA's website. The contract will be a fixed price agreement for \$35,000, a price that is within the amount previously budgeted by the board. All present agreed that this was satisfactory. The Technology Committee will notify the board of this decision.
2. Clark asked about the status of an Elkhorn owner's request that SVEA take steps to clear field grasses and other brush from the various open space corridors owned by SVEA. Linda reported that staff had requested a bid to do the work. It was the consensus of the Committee that if, in the opinion of the General Manager and the president, the bid fit reasonably within SVEA's existing budget, then SVEA would contract to do the work in the Spring. But, if the bid did not fit comfortably within the existing budget, Clark would present the matter to the board for a decision as to what action SVEA should take.
3. The Committee next considered the agenda for the upcoming Annual Membership Meeting. The following summarizes the consensus reached by the Committee regarding the sequence of events to take place at the meeting:
 - Call to Order. Clark
 - Confirmation of a Quorum. Jim Laski
 - Request for board approval of the minutes of last year's Membership Meeting. Clark

- Explanation of the voting procedure for election of directors. Jim Laski
- Financial Report for fiscal-year 2023/24. Jeff
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 - Income Statement
 - Balance Sheet
 - Harker Pool
 - Increase in annual assessment, including discussion of Capital Reserve Account
 - Financial Policies
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- Board Report – 2024 Year-In-Review.
 - Transition: Chuck has retired and Linda is the new general manager. Clark
 - Linda introduces herself and discusses the transition.
 - Technical updates for website. Linda
 - The new fee structure for the amenity fee for rental units. Jeff

At this point, Bob Diercks left the meeting to attend a previously scheduled appointment. With a quorum of three remaining, the Committee continued its work.

- Report on legal issues: Annexation of Community School's Arrowleaf Parcel and the Sagewillow Subdivision. Clark
 - Report on Village Parking: There has been a discussion of a potential agreement among SVEA, ESMA, and SVCo. Clark
 - Architectural Design Committee update. Sue Ahern
 - Racquet Sports Report: Rachel Clark
 - The board is considering the creation of a new SVEA Committee to consider a Master Amenity Plan for the evolution of Elkhorn's amenities into the future.
- Announcement of Voting Results. Jim Laski
 - Other Business
 - Acknowledgement of departing directors. Jeff
 - Clark bids farewell.
 - Adjourn the meeting
4. The Committee next considered the agenda for the board meeting that follows the adjournment of the Annual Membership Meeting. The following is a summary of the


consensus reached by the Committee regarding the sequence of matters to be discussed at the meeting.

- Call to Order. Clark, the out-going president
- Confirmation of a Quorum. Clark
- Clark swears the newly elected and the continuing directors into office.
 - This establishes the new board, and ends Clark's and Bob's directorships.
- Linda explains that the SVEA Bylaws establish four corporate offices: President, Vice-President, Treasurer, and Secretary
- Linda asks if there are nominations for the new president. Linda calls for a vote
- The new president then asks for nominations for Vice-President, Treasurer, and Secretary. The new president calls for a vote.
- By tradition, the persons who hold these four corporate offices constitute the "Executive Committee" of the board.
 - The president calls for a **motion** to create an Executive Committee.
 - The president then calls for a **motion** to appoint the four officers to serve on the Executive Committee.
- SVEA committees. Membership in these committees includes members of the board and Elkhorn owners. The president calls for nominations to each of the following committees:
 - Communications
 - Governance
 - Recreation
 - Racquet Sports
- The president suggests that the Water Committee no longer serves a purpose.
 - After discussion, the president asks for a **motion** that it be terminated.
- The president suggests that SVEA should create a Master Amenity Plan committee to develop a master plan for the evolution of SVEA's amenities into the future.
 - After discussion, the president asks for a **motion** to create a SVEA committee called the Master Amenity Plan Committee.
 - The president calls for nominations for the Master Amenity Plan Committee.
- The president suggests that SVEA should create an *ad hoc* committee to complete two unfinished tasks that are holding over from last year: (1) the finalization of annexation agreements with the Community School for its Arrowleaf parcel and with Sagewillow HOA for the Sagewillow Subdivision, and (2) the accomplishment

of an agreement among SVEA, Elkhorn Springs Master Association, and Sun Valley Company with regard to ownership and maintenance of the parking area in Elkhorn Village.

- After discussion, the president asks for a **motion** to create a SVEA committee called the Annexation and Village Parking Committee.
 - The president calls for nominations to the Annexation and Village Parking Committee.
 - The president calls for a **motion** to appoint trustees for SVEA's 401(k) plan.
 - The president leads a discussion to set meeting dates for board meeting during the upcoming year.
 - The present adjourns the board meeting.
5. There being no further business, the Executive Committee meeting was adjourned at 3:36 p.m.

Respectfully Submitted


Linda Horensavitz

12-14-24
Date