



**Sun Valley Elkhorn Association
Annual Meeting Minutes
Saturday, January 11, 2025**

Attendance

Board Members Present	Staff, Counsel & Others
Clark Furlow, President	Jim Laski, Legal Counsel
Jeff Mihalic– Vice President	Linda Horensavitz, General Manager
Tom Eklund – Treasurer	Sue Ahern - Staff
Bob Diercks – Secretary	Mark Lube - Staff
Pete Petersen – Director	Kori Brune -Staff
Tom Kling, Director	
Rachel Clark – Director	Owners and Others:
Scott Pertel, Director	Attending by Zoom — 49 Online
Board Members - Not Present	Sign In Sheet – 85 Owners in Attendance
Marlene Fletcher – Director	

Call to Order

Clark Furlow called the meeting to order at 3:30 PM

Establishment of a Quorum

Jim Laski, Election Official, established a quorum with 1044, proxies in hand (63.2%) owner represented in person or proxy.

Clark Furlow opened the Floor to public Comment:

Libby Holtz (2474 Indian Springs) spoke to the Board about the Jericho Project. She reported that she had conducted a non-scientific survey of many Elkhorn homeowners and found that most of them did not want the Jericho Project to go forward

Chuck Jones (730 Morningstar) inquired if the board intends to address fire mitigation in Elkhorn. Answer: Yes, but exactly what steps are unknown currently.

Darrell Scott (2379 Indian Springs) asked about the HOA considering drop-in pickleball, such as the City of Ketchum has organized in Atkinson Park. Rachel Clark responded that the Racquet Sports Committee is considering adding round robin and opening the pickleball courts Monday through Friday from 8:00 am to 9:30 am to allow for more owner access.

Approval of the prior year’s minutes

Clark Furlow asked for a motion to approve the minutes from the 2023 annual meeting; a motion was made by Pete Petersen, and it was seconded and passed.

Voting of the Board of Directors

Jim Laski called for nominations for the Board of Directors from the floor and online. Jim Laski received no nominations. Pete Petersen made a motion to close the nominations; Bob Dericks seconded it, and it passed.



Financial Report

Jeff Mihalic presented an overview of the financials including the following:

- Review of the balance sheet for 2023/2024 vs 2022/2023, showing assets increasing by \$89,667 and Homeowner Equity increasing by \$74,951 year over year.
- Harker pool construction costs – Net of insurance proceeds from damage to old pool equipment, final costs were \$2,049,132, which is 2.5% above initial budget estimates.
- Cash Flow at year end 2023/2024 vs 2022/2023: Operations generated positive cash while cash was consumed for principal payments on the Village Pool loan and completion of the Harker Pool. As a result, net cash flow was a negative \$643,671.
- Income statement: Revenues were higher than budget due to tennis programs and other income. Expenses were lower than the budget mainly due to the deferral of budgeted capital spending. As a result, overall net income was \$104,173 better than budget.
- Annual Assessment: Total Dues increase over 10 years is equal to CPI increase over the same period. The Operating dues increase is needed to fund operations budget. The Capital dues increase is needed to fund the Capital Reserves. The total dues increase this year over last year is equal to \$11.83 /month. Plan for dues to increase each year commensurate with the Consumer Price Index (CPI) to avoid future loans or special assessments.
- Capital Reserves: We presented a 20-year forecast of capital reserve levels, showing that it will take 20 years to reach our target of 70% of fully funded reserve level. This assumes annual increases to the capital dues and expenditures to replace capital assets as they reach the end of their useful life. The Village Pool loan payments continue for 6 more years. During that time, reserve levels remain relatively flat then begin to increase in year seven and beyond.
- Rental Amenity Fee Program update: The new rental amenity fee structure was reviewed. It becomes effective on May 1, 2025 and includes new rates for each category of rental, with only a small administrative fee (\$100) for a rental unit if no amenity access is desired.
- Financial Polices: New Financial Policies for SVEA were implemented in September. They include policies for the Annual Assessment (dues) & Fees, Capital Reserves, Rental Amenity Fee Revenue Allocation, and Investment Strategy. These policies capture the best practices implemented during the past fiscal year so they may be continued in the years ahead.

Board Report – 2024 Year in review

Clark Furlow addressed the staff transition. He reported that Chuck Williamson has retired, and he thanked Chuck for his years of Service. He then welcomed Linda Horensavitz, as SVEA's new General Manager.

Jeff Mihalic provided an update on the rental amenity program; the new program will start on May 1, 2025. Linda Horensavitz explained that a sign-up form will be posted on the website in early March for owners to fill out and return to the office with payment.

Clark Furlow provided a legal update on the following items:

- **Annexation update:** The Arrowleaf Subdivision (which consists of five residential lots located on the slope between the Community School's athletic fields and the Highland Subdivision) and the Sagewillow Subdivision (which consists of the residents located along Sagewillow Road) were purportedly made part of Elkhorn by a document that was recorded in 1995. But the validity of that document is subject to legal dispute. SVEA wants to annex both areas and thus moot the issues presented by the 1995 document. The Arrowleaf Subdivision belongs to the Community School and the Sagewillow Subdivision is represented by the Sagewillow HOA. SVEA has discussed the matter with the School and the board of the



Sagewillow HOA. Both are in general agreement with SVEA's proposal, and each has referred the matter to its attorneys. SVEA expects these annexations to be accomplished in the not too distant future.

- **Village Parking:** Elkhorn Springs Master Association owns Village Parking, except for the Jericho project's parking area. SVEA has a recorded easement entitling its members to park in the lot when they are using the Village Racquet Sports Facility or the Village Pool. The Sun Valley Company also uses the parking area for its customers at the Elkhorn Golf Clubhouse, but it is not the beneficiary of a recorded easement authorizing such use. SVEA is collaborating with Elkhorn Springs and has initiated discussions with Sun Valley Company to resolve the parking concerns. These issues are complicated, and accordingly they are moving slowly.

Sue Ahern provided an update on the ADC projects for the past year and offered a few reminders about compliance.

Rachel Clark provided an update about the Racquet Sports Committee. Below are a few of the highlights: The Fall meeting went well, and many owner comments were considered.

- The pickleball courts will be now open starting at 8am Monday – Friday for homeowner usage, with clinics not starting until 9:30. From 8-9:30 courts will be available for a combination of “paddle up” open play and court reservations
- The lady's day program will be increased.
- Bulletin Boards will be added to the Racquet Sports facilities to help with advertising programs
- We are planning to eblast more information about racquet sports

Tom Kling reported on the Communications Committee's efforts over the past year, identifying several improvements to the website that will be incorporated into the current upgrade now underway.

Announcement of Voting results

Jim Laski, election official, announced the election results: the newly elected board members are:

- Oleg Elkhunovich
- Marlene Fletcher
- John Sobba

Other Business

Jeff Mihalic thanked the departing board members, Clark Furlow and Bob Dericks, for their six years of service to the community.

Bob Dericks and Clark Furlow thanked the community and said a final goodbyes.

The meeting was adjourned.



ELKHORN
IN SUN VALLEY

Respectfully Submitted
Linda Horensavitz
General Manager

DRAFT