



**Sun Valley Elkhorn Association  
Board of Directors’ Organizational Meeting Minutes  
Saturday, January 11, 2025**

**Agenda Business items**

1. Election of Officers
2. Discussion of 2025 Committees
3. Appointment of 401 Trustees
4. Schedule 2025/2026 Meeting Dates
5. Bank Account Resolution
6. 2025/20226 Meeting Dates

**Attendance**

<b>Board Members</b>	<b>Staff, Counsel &amp; Others</b>
Clark Furlow, President	Jim Laski, Legal Counsel
Jeff Mihalic– Vice President	Linda Horensavitz, General Manager
Tom Eklund – Treasurer	Sue Ahern - Staff
Bob Diercks – Secretary	
Pete Petersen – Director	
Tom Kling, Director	
Rachel Clark – Director	<b>Owners and Others:</b>
Scott Pertel, Director	Attending by Zoom – See Attached List – 0 Online
Oleg Elkhunovich -Director	
<b>Board Members - Not Present</b>	See Sign-in Sheet –0 Owners in Attendance
John Sobba - Director	(All of the owner departed after the annual meeting)
Marlene Fletcher – Director	
(Reflective positions held at the start of the meeting.)	

**Call to Order**

Clark Furlow called the meeting to order at 5:05 Pm

**Establishment of a Quorum**

Eight (8) directors were present in person to establish a quorum.

Clark Furlow swore in the Oleg Elkhunovich to the board of directors to replace Bob Diercks whose terms expired.

*(Please note that John Sobba was also elected to serve as a director, but he was not present and therefore could not be sworn in. Until that is done, Clark Furlow fills that board position)*



## Board Officers

**Pete Petersen motioned to elect Jeff Mihalic as Board President for the next year's term; Tom Eklund seconded, and the motion passed unanimously.**

Board President Jeff Mihalic proposed the election of Oleg Elkhunovich as Vice-President, Tom Eklund as Treasurer and Pete Petersen as Secretary. A motion was then made, seconded and unanimously adopted to elect Oleg Elkhunovich as Vice President, Pete Petersen as Treasurer, and Tom Eklund as Secretary, all to serve at the pleasure of the Board.

## Committee Discussion and Approvals

### Executive Committee

Clark Furlow recommended that the board continue the long-standing policy of creating an Executive Committee to act on behalf of the board between board meetings, subject to such restrictions or limitations as the Board of Directors may from time to time specify and subject to the limitations by Title 30, Chapter 30, Section 617(5) of the Idaho Code.

***Clark Furlow moved to appoint a committee of the Board of Directors known as the Executive Committee which shall, during the intervals between meetings of the Board of Directors, have and exercise all the powers of the Board of Directors, subject to such restrictions or limitations as the Board of Directors may from time to time specify and subject to the limitations by Title 30, Chapter 30, Section 617(5) of the Idaho Code, and he further moved to appoint the individuals serving as the President, Vice President, Secretary and Treasurer, to constitute the membership of the Executive Committee and to hold office at the pleasure of the Board of Directors, Rachel Clark seconded, and motion carried unanimously.***

### Governance Committee

Jeff Mihalic proposed that Oleg Elkhunovich and Pete Petersen serve as Co-Chairs of the Governance committee.

**Clark moved that Oleg Elkhunovich and Pete Petersen serve as Co-Chairs of the Governance committee, Scott Pertel seconded, and the motion passed unanimously.**

### Village Parking and Annexation Committee (SVEA Ad-hoc)

Board President Jeff Mihalic proposed the creation of a Village Parking and Annexation Committee that would continue the work already underway to provide a resolution to the outstanding issues surrounding the village parking lot and a resolution of the outstanding annexation related matters in Elkhorn. Clark Furlow was deeply involved in these matters with counterparties and outside counsel. He has agreed to continue his efforts through 2025 as the Chair of this committee.

**Pete Petersen made a motion to approve the creation of the Ad-Hoc Village Parking and Annexation Committee, composed of Clark Furlow as Chairperson and Tom Kling as Committee member with the purpose of providing a resolution to the outstanding Village**



**Parking and Annexation matters. The motion was second by Rachel Clark and the motion carried unanimously.**

Elkhorn Community Vision Committee (SVEA)

Board President Jeff Mihalic proposed creation of a new Committee named the Elkhorn Community Vision Committee whose purpose would be to develop a vision for the future of Elkhorn through a collaboration SVEA committees and members. This would include developing and maintaining a Master Amenity Plan that identifies new and upgraded amenities. Creating this as a stand-alone Committee allows a singular focus on creating a vision and roadmap for the future development of SVEA. Inclusion of representatives from the Finance, Recreation, Racquet and Communications committees is essential to the success of this Committee. It was noted that the Long-Term Capital Planning remains with the Finance Committee.

**Clark Furlow made a motion to approve the creation of the Elkhorn Community Vision Committee composed of Scott Pertel and Marlene Fletcher as Co-Chairs, along with other committee members from the Recreation, Racquet, Communications and Finance Committees, as well as members of the community, to be selected by the Co-Chairs, with the purpose as proposed. The motion was seconded by Peter Petersen and the motion carried unanimously.**

Finance Committee (SVEA)

Board President Jeff Mihalic proposed to appoint Jeff Mihalic and Dave Galloway as Co-Chairs of the Finance Committee along with Tom Eklund as committee member, and members of the community to be selected by the Co-Chairs.

**Clark Furlow made a motion to appoint Jeff Mihalic and Dave Galloway as Co-Chairs of the Finance Committee along with Tom Eklund as committee member, and members of the community to be named by the Co-Chairs, Rachel Clark seconded, and the motion carried unanimously.**

Communications Committee (SVEA)

Board President Jeff Mihalic proposed expansion of the scope of the Communications Committee to include the responsibilities for communication with SVEA Sub-Associations and to maintain a dialogue with the City of Sun Valley to identify content of interest to SVEA Owners and facilitate its delivery. The Committee will work with staff to create content and recommend technological improvements that would enhance communications. (Note we would eliminate the Sub Association Committee with this proposal). Rachel Clark and Tom Kling would continue as co-chairs.

**Clark Furlow made a motion to approve expansion of the scope of the Communications Committee and elimination of the Sub Association Committee as proposed. The motion was second by Scott Pertel and the motion carried unanimously.**



**Clark Furlow made a motion to appoint Rachel Clark and Tom Kling Motion serve as Co-Chairs of the Communications Committee, noting that additional board members may join this committee along with members from the community. Scott Pertel seconded the motion and it carried unanimously.**

Recreation Committee (SVEA)

Jeff Mihalic, Board President proposed to appoint Pete Petersen and Marlene Fletcher as Co-Chairs of the Recreation Committee, with Rachel Clark and Tom Kling as committee members along with members from the community as selected by the Co-Chairs.

**Clark Furlow made a motion to appoint Pete Petersen and Marlene Fletcher as Co-Chairs of the Recreation Committee, with Rachel Clark and Tom Kling as committee members along with members from the community as selected by the Co-Chairs. It was seconded by Tom Eklund and the motion carried unanimously.**

Racquet Sports Committee- (SVEA)

Jeff Mihalic proposed to appoint Rachel Clark and Pete Petersen as Co-Chairs of the Racquet Sports Committee along with Committee member Tom Kling and Committee members from the community as selected by the Co-Chairs.

**Clark Furlow made a motion to appoint Rachel Clark and Pete Petersen as Co-Chairs of the Racquet Sports Committee along with Committee member Tom Kling and Committee members from the community as selected by the Co-Chairs, Scott Pertel seconded, and the motion carried unanimously.**

Water Conservation Committee (SVEA Ad-hoc)

Jeff Mihalic proposed elimination of the Water Conservation Committee. The committee was previously formed to promote water conservation. Recently Sun Valley Water & Sewer has indicated that they wish to have increased communications with SVEA via board meetings and newsletters, eblasts, etc. These communications would embrace water conservation among other topics of interest regarding Sun Valley Water & Sewer. SVEA staff has agreed to facilitate their engagement with SVEA.

**Clark Furlow made a motion to eliminate the water committee, Pete Petersen seconded, and the motion carried unanimously.**

Technology Committee (SVEA Ad-hoc)

Jeff Mihalic proposed elimination of the Technology Committee. The Technology Committee has completed its review and approval of the work scope for upgrades to our Ally Computer system and SVEA's website, including approval of an agreement with Clear Mind Graphics to update the HOA's website.

**Clark Furlow made a motion to eliminate the Technology Committee Pete Petersen seconded, and the motion carried unanimously.**



Fire Prevention Committee (SVEA Ad-hoc)

Jeff Mihalic proposed the creation of a fire prevention committee to identify and recommend fire prevention, loss mitigation and emergency communications actions for SVEA and SVEA members. This could include actions by the Sun Valley Fire Department, Sun Valley Police Department, Blaine County Sheriff’s Department, the SVEA Association and SVEA members. The committee would be composed of Tom Kling and Jeff Mihalic as Co-Chairs and Tom Eklund as committee member.

**Clark Furlow made a motion to create a fire prevention committee to identify and recommend fire prevention, loss mitigation and emergency communications actions for SVEA and SVEA members. This could include actions by the Sun Valley Fire Department, Sun Valley Police Department, Blaine County Sheriff’s Department, the SVEA Association and SVEA members. The committee would be composed of Tom Kling and Jeff Mihalic as Co-Chairs and Tom Eklund as committee member, Scott Pertel seconded, and the motion carried unanimously.**

**Appointment of 401 K Trustees**

**Pete Petersen made a motion effective January 11, 2025, the Board President, Jeff Mihalic and Board Treasurer Tom Eklund, be appointed as Trustees of the Sun Valley Elkhorn Association 401(k) Plan and Trust (the “Plan”). Clark Furlow seconded the motion, and it passed unanimously.**

**Bank Account Signature Update.**

**Clark Furlow made a motion to pass the resolution below to update all Elkhorn Bank account and online accounts, it was seconded by Peter Petersen and the motion passed unanimously.**

**Sun Valley Elkhorn Association**

**Resolution**

**Bank Account Authorized Signor Updates for SVEA Funds**

Be it resolved that all bank accounts of the Elkhorn Association will be updated to reflect new officers to be signers on the Elkhorn in Sun Valley bank accounts and online accounts as needed, the authors signers will be

Board President \_\_\_\_\_  
Board Treasurer \_\_\_\_\_  
General Manager, Linda Horensavitz

**Scheduled Meeting Dates 2025/2026**

After some discussion regarding the dates below,



**Pete Petersen made a motion to approve the meeting dates below, Clark Furlow seconded, and the motion was passed unanimously.**

*Schedule 2025/26 Meeting Dates – (Proposed Dates)*

- a. Board Orientation Meeting - followed by informal gathering – February 4<sup>th</sup> Time TBD*
- b. Spring Board Meeting – Thursday, March 13, 2025*
- c. Summer Board Meeting – Friday July 11, 2024 – 2:00 p.m.*
  - i. Board Dinner –Summer Event Thursday July 10, 2025 (The night before the board meeting).*
  - ii. Owners BBQ – Wednesday July 23, 2025 – 6:00 pm*
- d. Fall Board Meeting – Thursday September 18, 2025 – 2:00 p.m. (subject to change upon Jim Laksi’s availability)*
- e. Winter Board Meeting – Friday January 09, 2026 – 2:00 p.m.*
- f. Annual Meeting – Saturday January 10, 2026 – 3:00 p.m. (followed by a Board Meeting)*

Pete Petersen made a motion to adjourn the meeting; Tom Eklund seconded the motion. The meeting was adjourned at 6:07 pm

**Respectfully Submitted**

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Pete Petersen

Date