

ELKHORN VILLAGE CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING

Saturday, July 1, 2023
11 a.m. Harker Center

DRAFT Minutes

PRESENT:

<i>Quorum</i>	Sue Noel #2008	Dick & Suzanne Rubin #2006
	Jerry & Connie Schroeder #2027	Mary Rolland #2022
	Alicia Knight, VTS	Karl Uri & John Carreiro #2031
<i>Other</i>	Michael Smyth, VTS	
	Chuck Williamson, SVEA General Manager	
	Laura Gvozdias & John Frey, Sun Country Management	

CALL TO ORDER: The meeting was called to order by President Dick Rubin at 11:01 a.m. A quorum was established with 51% of the membership present in person or via proxy.

SVEA REPORT: SVEA General Manager Chuck Williamson said that construction of the new Harker Center pool will start this month. Over the winter they will build the equipment room. People using the Village pool are encouraged to walk or bike because parking is limited. The Village pool was shut down early twice this week because of a sanitary issue. If it happens a third time, they will shut down the pool to anyone 12 and under for the next week. Chuck Williamson said that they may also require young children to wear swim diapers. They expect the pool to be very busy this summer with the Harker Center pool shut down. The SVEA Board is meeting next Friday and will be discussing the Jericho project and the Community School project. Chuck Williamson said that the Community School did an initial survey of the owners and only received a response from 10% of the community. They will be doing another survey in July and owners are encouraged to respond to the survey. The top issues for the project are parking, traffic and lighting and the goal is to go in front of the P&Z in August. The Community School is planning to rezone the Sagewillow property for residential use in order to create workforce housing. They currently subsidize 40% of their workforce housing. They want to do 50-60 units on the Sagewillow Campus. Chuck Williamson said that there will be a Zoom link for the meeting on Friday and owners are encouraged to listen in. They will have public comment at the meeting. Dick Rubin asked about the process for the Jericho project. Chuck Williamson said that the Jericho project has received approval from the Sun Valley Planning & Zoning Commission. They now have to get City Council approval for the change in zoning (to decrease the number of units from 40 to 19). Chuck Williamson said that there has been some questions about the process and if enough people show up to the meeting on August 3, they may kick it down the road another 30 days to do more research. Chuck Williamson said that the next step is review by the Elkhorn Springs Master Association. They have an amendment in their declaration that defines what can be built there, height limitations and unit specifications and the Jericho project doesn't meet many of those specifications. The Jericho developer may fight the validity of the amendment. After that review process, the project has to come through SVEA. They came through SVEA Architectural Design Committee (ADC) for a preliminary review and everything is within the SVEA guidelines but the ADC did give feedback about design. If the SVEA ADC approves it, owners can appeal it to the Board. If the ADC denies it, the developer could appeal it to the Board.

APPROVAL OF THE MINUTES (7/16/22): Carole Schroeder moved to approve the minutes of July 16, 2022 as presented. Sue Noel seconded and the motion carried unanimously.

MANAGEMENT REPORT:

Financial—As of the end of May, the Association had \$40,077 in the operating checking account and \$298,022 in the reserve accounts. The income statement reflects expenses since the end of May. There are several variances related to the winter season including snow removal and electricity. Because of these overages and the impact to cash flow, the Board approved a one time transfer of \$25,000 from capital reserve to operating reserve to ensure the Association can pay its day to day bills. The Association insurance policy renewed in March with a small increase but because of the number of insurance claims over the past three years, it is likely that the insurance renewal will be impacted at renewal next year. The Association paid out of pocket (using reserve funds) for some water mitigation repairs rather than filing a claim earlier in the year which may have helped with the renewal in March. John Carreiro asked insurance coverage of the

buildings based on the Limelight fire and whether the Association has demolition coverage (Limelight did not). Management said that they will check with the insurance agent.

Maintenance—The flower inserts were recently installed at the entrances to the building and the parking garage was cleaned. Management also removed many personal items that had been stored or abandoned in the garage. The next task is going through the bikes and removing those that are abandoned and do not have bike tags. The Association continues to have to snake the sewer lines as back-ups are common with corrosion in the sewer lines due to their age.

Real Estate Update—The real estate market at Elkhorn Village has slowed for the first time in three years. Since the meeting last summer, there have been 5 sales ranging in price from \$275,000-\$342,000. Prices are staying high. Alicia Knight said that Vacation International will no longer be operating out of Sun Valley so 6 of the 12 VTS units have been sold. The remaining 6 units will be owned by VTS but will remain vacant until June 2024 when they go back to the original owners.

PRESIDENT’S REPORT: Dick Rubin reported that the Board updated the capital reserve study and it was distributed to the membership this spring. Owners can also get a copy from management. The Board approved a new cable contract and a new Wi-fi contract with Cox. Dick Rubin noted that the carpet squares at the entrances took a beating this winter and might need to be replaced. They should also look at the carpet coming up at the thresholds. Management said that carpet cleaning is scheduled for July. Dick Rubin said that the Board updated the rules and regulations to require owners to pull a building permit with the City of Sun Valley for remodel projects and that only owners or renter can use the parking passes. If the project doesn’t require a building permit, they have to provide a copy of the letter from the City. Mary Rolland said that they might want to have larger signs for the parking locations at the garages.

OTHER BUSINESS: Connie Schroeder asked if the laundry company has looked into credit card payments and new machines for the laundry rooms. Management said that the Board will have to revisit the laundry contract in order to get new machines. There are no other companies that provide this service so the Board doesn’t have a lot of options. Sue Noel said that she would not want the machine in her building replaced.

ELECTION OF BOARD OF DIRECTORS: The slate includes the current Board—Alicia Knight, Sue Noel, Dick Rubin, Jerry Schroeder and Carole Schroeder—who are seeking re-election. Mary Rolland moved to elect the slate. Karl Uri seconded and the motion carried unanimously. Management said that the Board will likely be looking for new members in the near future so owners are encouraged to contact management if they are interested in serving.

ADJOURNMENT: There being no further business, the meeting was adjourned at 11:54 a.m.

Board Meeting immediately following the annual meeting:

Carole Schroeder moved to elect Dick Rubin as President, Sue Noel as Vice President and Alicia Knight as Secretary/Treasurer. Jerry Schroeder seconded and the motion carried unanimously.

The next Board meeting is scheduled for Friday, September 29 at 8:45 a.m.