

ELKHORN VILLAGE CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING

Saturday, July 10, 2021
11 a.m. Harker Center

Minutes

PRESENT:

<i>Quorum</i>	Sue Noel #2008	Dick & Suzanne Rubin #2006
	Jerry & Connie Schroeder #2027	Carole Schroeder #2041
	Karl Uri #2031	John Carreiro #2029
	Elizabeth Haggerty #2035	Mary Rolland #2022
<i>Other</i>	Dave Galloway, SVEA Board Member	
	Laura Gvozdac & John Frey, Sun Country Management	

CALL TO ORDER: The meeting was called to order by President Sue Noel at 11:02 a.m. A quorum was established with 51% of the membership present in person or via proxy.

SVEA REPORT: SVEA Board member Dave Galloway said that the SVEA Board has developed a rental amenity access program. They did an amenities study about a year ago and the study showed that they are under funded in their capital fund. The Village pool project started last year because they were able to obtain financing for the project. The Village pool is now scheduled to be completed at the end of this month. SVEA determined that 20% of the properties are in some kind of a rental program and they represent over 80% of the guest cards that are issued. Rather than just requesting a capital call for funding, the Board felt they should find a way to be more equitable in fees based on apparent use. They established an amenity fee of \$600/year for those who rent. They feel it more fairly reflects the use burden. They will analyze the success of the amenity fee in the fall. The Harker Center pool will need to be replaced next and when it comes time to do so, they should be able to do it with capital funding combined with an assessment.

Dave Galloway reported that the SVEA Board established a nominating committee for people running for the Board. Last year they had six people running for three positions which was surprising and unusual. The standing Board members didn't know all of six Board members running and was unable to offer suggestions or advice to members on who to support. The nominating committee will meet with those who are interested in running, find someone unique qualified to serve and make recommendations.

Dave Galloway said that the SVEA has been dealing with the series of ponds in Twin Creeks. The ponds have turned into swamps as the aquifer has decreased. There was not a way to restore them and they are not a legitimate use of water so they have hired a specialist to turn the pond area back into a riparian creek. It will cost a minimal amount of money. Dave Galloway reported that last year was a record year in racquetball sports and this year, they are 45% over last year in tennis usage and 65% over in pickleball usage. The Architectural Design Review Committee for SVEA has been very busy. They are currently reviewing 18 applications. Typically in one year, they have two applications.

Connie Schroeder asked if they would consider financing the Harker Center pool like they did with the Village pool. Dave Galloway said that the SVEA Board will look into it because they don't want to increase the dues. The loan on the Village pool is 10 years and is being paid using current dues. Dave Galloway noted that visitors who accompany an owner and use the SVEA amenities have to pay the \$5 fee. Family members staying with an owner can get a guest card. Karl Uri said that cars speeding through the Village is a real problem and asked if SVEA could look into solutions. Dave Galloway said that he is going to be speaking with mayor Peter Hendricks and can bring up speeding with him. John Carreiro said that the replacement of the stop sign on the circle with a yield sign also contributes to the speeding problem. Connie Schroeder asked about who is reviewing the Sunshine Parcel. Dave Galloway said that the Board stays out of design review processes because the Board serves as the review if there is a dispute with the design review committee.

APPROVAL OF THE MINUTES (7/11/20): Carole Schroeder moved to approve the minutes of July 11, 2020 as presented. Dick Rubin seconded and the motion carried unanimously.

MANAGEMENT REPORT:

Financial—The balance sheet in the meeting packet reflects balances as of the end of May. As of today, the Association has \$58,832 in the operating checking account and \$325,762 in the reserve funds for a total of \$384,600 in the bank. The income statement reflects expenses for the first seven months of the fiscal year. The trash expense will likely be over budget because the Association typically reduces the number of trash pick-ups during slack that that hasn't been

possible this year with increased occupancy. The Association replaced the roofs at Buildings 3 and 4 at the end of last year and the roofs at Buildings 1 and 2 are scheduled for replacement this fall. The total cost will be about \$85,000 and will be paid using the reserve fund. Carpet replacement will be started again in Building 4 next week. The originally selected carpet was determined to be too light so the Board stopped the project and selected a darker color.

Maintenance—The biggest maintenance items are roof replacement and carpet replacement. Owners are asked to remind their guests and renters of both parking garages that are available to them and to keep their parking permit inside their vehicle. Residents should not leave large items inside the trash rooms. John Carreiro asked about motorcycle parking. Management noted that there is no designated motorcycle parking but a motorcycle using a parking space must have a parking permit on it. Karl Uri suggested that they replace the sign with information on the other parking garage with a larger sign so that it is more visible. Sue Noel said that they should also request a larger clearance sign for the Elkhorn Village parking garage. Connie Schroeder noted that some of the other garages have bars hanging down to stop vehicles that are too tall. Karl Uri suggested that the Board consider asking people who leave their vehicles long term to park in the shared parking garage.

Other—The real estate market at Elkhorn Village has been extremely active. Since the meeting last summer, there have been 19 sales in Elkhorn Village which means that 20% of the membership is new. Sales prices range from \$145,000 to \$327,000.

PRESIDENT'S REPORT: Sue Noel said that she was pleased with the completion of the underground power repairs outside Building 1.

OTHER BUSINESS: Karl Uri said that the flowers at the building entrances look really good this year. John Carreiro said that some of the lights in the Christmas wreaths were not working and that it is better to just keep the lighted trees in the entry pots instead of leaving the pots empty. Sue Noel said that they can just turn the lights off on the trees and keep the trees in place. Mary Rolland said that she has observed an owner who left their dog defecate on the carpet and not clean it up. Management said that if they observe a resident not following the rules, they should notify management so that they can contact the owner. Mary Rolland asked if the Association could install something in the stairwells to help with the smell. Karl Uri asked about water consumption on the property with irrigation water. Management noted that the Association owns a small amount of property outside the buildings so irrigation usage is fairly minimal.

ELECTION OF BOARD OF DIRECTORS: The slate includes the current Board—Jeff Knight, Sue Noel, Dick Rubin, Jerry Schroeder and Carole Schroeder—who are seeking re-election. Karl Uri moved to elect the slate. Mary Rolland seconded and the motion carried unanimously.

ADJOURNMENT: There being no further business, the meeting was adjourned at 11:47 a.m.

Board Meeting Immediately Following the Annual Meeting—

Jerry Schroeder moved to elect the following officers: Jeff Knight, President; Sue Noel, Vice President; Dick Rubin, Secretary/Treasurer. Carole Schroeder seconded and the motion carried unanimously.

The next Board meeting is scheduled for Friday, October 15 at 8:45 a.m.