

ELKHORN VILLAGE CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING

Saturday, July 16, 2022
11 a.m. Harker Center

Minutes

PRESENT:

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

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

SVEA REPORT: Chuck Williamson, General Manager for SVEA, said that they will be distributing an amenity survey to all owners next week. The last survey was done in 2009-2010. The goal of the survey is to determine the demographics of the membership and get feedback on amenity interest to guide them for the future. They also want to get information from owners about both their long and short term rental plans. There are about 100 questions and owners are encouraged to do it online; a hard copy of the survey will be distributed a month later.

Chuck Williamson reported that the Twin Creek pond issue is starting to quiet down. SVEA doesn't have a water permit for the ponds so if IDWR demands that they take them out, they will take action at that time. They will do minimal maintenance on them for the time being. The property around the Village courts was sold and closed last week. The developer wants to build eighteen 3-4 bedroom units that will be long term rentals. There will be garages for each unit with a small driveway and some possible street parking. The project will have to be reviewed and approved by the Sun Valley P&Z and SVEA. The construction plan is modular buildings with contemporary design so the construction period should be shorter than normal. SVEA looked at acquiring the property but it wasn't in the budget at \$4 million. Chuck Williamson noted that there are parking issues in the Elkhorn core area so they are considering alternatives to vehicle parking, such as electric scooters or bikes. The area was designed as a resort, seasonal community but that dynamic has changed with more people living here full time and owning multiple vehicles.

Chuck Williamson said that the Harker pool is leaking and loses about 5,000-10,000 gallons a day. They spent close to \$25,000 last year on repairs. It is a 40-year old pool and they have no idea where it is leaking so it will likely be replaced in the next 2-3 years. The Village pool rebuild cost \$1.5 million and that cost would be \$2 million in today's dollars. The rental access fee generated \$205,000 in income last year and this year they have collected \$185,000. Those funds are being put in the capital reserve to offset the large capital expense of pool replacement. There will likely be a small special assessment to pay for the Harker Center pool. Chuck Williamson noted that there is a long-standing lien on the Sunshine Parcel from 1984. The developer must pay \$1,000 per unit to SVEA so they have collected \$28,000 to date.

Chuck Williamson reported that SVEA is scrambling to fill positions with the labor shortages. Many staff members return to college in August so they may have to shut down the Harker pool and push usage to the Village pool. The goal is to keep the Village pool open through September. The amenity programs have never been busier and they brought in a fourth pro for pickleball. Owners are encouraged to consider running for SVEA Board. Chuck Williamson said that they are exploring electric car charging stations for the parking area in the Village core. They may have to redesign the entire parking area, such as removing the islands. Connie Schroeder asked if they are exploring a bank loan for the Harker pool project. Chuck Williamson said that once the Harker Center pool is finished, the Association will be in a good financial good position going forward because so many capital reserve components have been replaced. They are currently paying off the Village pool loan (10-year loan, interest rate of 3%) and it costs \$185,000 a year. The rental fees being collected right now are offsetting that expense. Karl Uri asked if SVEA has explored housing for employees. Chuck Williamson said that the SVEA Board is now open to that conversation.

APPROVAL OF THE MINUTES (7/10/21): Sue Noel moved to approve the minutes of July 10, 2021 as presented. Jerry Schroeder seconded and the motion carried unanimously.

MANAGEMENT REPORT:

Financial & Maintenance—The balance sheet in the meeting packet reflects balances as of the end of May. As of today, the Association has \$16,191 in the operating checking account and \$285,312 in the reserve funds for a total of \$301,505 in the bank. The income statement reflects expenses for the first seven months of the fiscal year. The dues did not increase last November but with the current increase in costs and the Association having a very tight budget this year, it is likely an operational dues increase will be necessary when the budget is drafted this fall.

The Association has engaged a capital reserve study company from California who will be in town next week to do the five-year update to the reserve study. The Board should have a full updated reserve study in the fall which will be considered as part of the fall budget process.

The Association has also seen an increase in maintenance and repairs including some small projects that could have been filed as insurance claims but were instead paid out of pocket so as not to impact the insurance policy. The Association has had two large claims the past two years and has been advised by the insurance agent not to file another claim for the rest of the year unless it is a significant expense. The buildings are old and maintenance costs only increase as the buildings age.

The Association replaced the roofs at Buildings 1 and 2 over the winter so all four buildings have new roofs which was paid using reserve funds. Additionally, the carpet project was completed last fall.

Other—The real estate market at Elkhorn Village has been very active. Since the meeting last summer, there have been 12 sales ranging in price from \$250,000 to \$370,000. Combined with the 19 sales a year ago, more than 1/3 of the units have turned over in the past two years. There are currently three units on the market including two studios and one loft. The sales price ranges from \$342,000 to \$369,000.

PRESIDENT'S REPORT: Board President Dick Rubin said that the flowers look very good this year. He reminded owners to exercise caution about what they put down the drains because they do have problems with the sewer lines. He said that the Board will consider putting up notices in the buildings about being careful with the sewer lines. Dick Rubin said that the membership should be prepared for a dues increase in the fall. He noted that in consideration of the utilities being included and the buildings being 52 years old, the dues are very reasonable.

OTHER BUSINESS: Mary Rolland asked about replacement of the washing machines. Management noted that the washing machines are owned by Pioneer Laundry and they are exploring options to use an app to pay for the machines along with a coin option. Mary Rolland noted that the self-closer on the Building 1 stairwell door on her floor is not working.

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. 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 11:48 a.m.

Board Meeting immediately following day:

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

Management provided plans from owner Jesika Aardema at #2062 to install a new platform and railing outside her slider door. This is in response to the requirement from the City of Sun Valley (which was communicated directly to the owner) to update the existing railing to meet code. Dick Rubin moved to approve the railing request at #2062 as presented. Sue Noel seconded and the motion carried unanimously.

Sue Noel noted that she needs to work with Big Wood Landscaping in the fall to replant the bed at Building 1.

The next Board meeting is scheduled for Friday, September 16 at 8:45 a.m. to review the new budget. Sue Noel suggested that they shift some of the capital dues to operating to reduce the overall dues increase.