

**Elkhorn Springs Residential Condominium Association, Inc.**

PO Box 1056  
Sun Valley, ID 83353

The Annual Meeting of the Members of the Elkhorn Springs Residential Condominium Association, Inc. (“Association”) was held on August 13, 2021, at 1:00 PM at the Harker Center in Sun Valley, ID.

~ Draft Until Approved ~

**1. Call to Order, Proof of Notice, and Establishment of a Quorum**

President Ed Wong called the meeting to order at approximately 1:05 PM reporting that notice was given in accordance with the corporate documents.

A quorum was established with 42 of 71 members present, as noted below.

A02 – Norris and Carolyn Peterson	in person
A03 – Eddie Wells	in person
A04 – Haag	proxy
A06 – Burkland	proxy
A08 – Sandine	proxy
A10 – Edwards	proxy
A11 – Steven Eide	in person
A12 – Kathleen Nichols and Doug Holen	in person
A14 – Papalian	proxy
A15 – Robert and Gail O’Donnell	in person
A16 – Lee and Scherschel	proxy
A18 – Prohaska and Acarregui	proxy
B01 – Lientz	proxy
B02 – Smith	proxy
B03 – Williams	proxy
B05 – Englert	proxy
B07 – Carol Eleazar	in person
B08 – Taylor	proxy
B11 – Gladish	proxy
B15 – Steinbock	proxy
B16 – Freund and Kolousek	proxy
B17 – Chenoweth and McGinnis	proxy
B18 – Davis	proxy
C01 – Lee Albright	in person
C02 – Kieckbusch and Earhart	proxy
C03 – Kathleen Price and Ed Wong	in person
C04 – June Bowe	in person
C06 – Watson	proxy
C07 - Kathleen Romito	in person
C11 – Whyte	proxy
C12 – Marline Rennels	in person
C14 – Leichtweis	proxy
D01 – Gale Elkins	in person
D02 – Verska	proxy

D05 – Pullen	proxy
D06 – Sproul	proxy
D10 – Korn and Livingston	proxy
D12 – Zalkowitz	proxy
D14 – Jajewski and Chia-Lin King	proxy
D15 – O’Connor	proxy
D18 – Salley Demetre	in person
D19 – Bob Rietveld	in person

## 2. Approval of the September 21, 2020, Annual Meeting Minutes

The September 21, 2020, Annual Meeting Minutes are in draft form and need to be approved.

*MOTION:* Ed Wong moved to approve the September 21, 2020, annual meeting minutes. The motion was seconded and passed unanimously.

## 3. President and Property Manager’s Report

Ed Wong presented a brief president’s report with the main focus on building damage to 106 Village Way. With the discovery of building rot on the NW side of the building in the fall of 2020, work began in the spring of 2021, once the snow was gone. Damage was mitigated at the patio doors of unit B01, as well as where the planter meets the wall on the right side of the unit’s patio doors. However, further damage has been located elsewhere which requires a deeper survey of the four buildings in total.

Ed asked Rick Osenga to present the construction issues. A few of the major issues are:

- A. 106 Village Way, B01, NW Corner: the NW corner by B01 was found to contain additional rotting plywood and wall studs. This section of planter in front of this wall will need to be removed, a new membrane will need to be installed in the entire planter area, and the damage will need to be repaired. This planter is complex because it is shaped like a large “E” if you look at it from the air. It connects to the building at three locations, but the third location was found to be free of rot.
- B. 104 Village Way, 109 Angani, 115 Angani: Exploration of the complex will continue to determine the extent of the damage, it is very likely that there will be other areas that will need to be secured from moisture intrusion.
- C. 109 Angani: This building has had issues with the copper plumbing on the recirculation line for the hot water. The water coming back to the water heaters in the last 60 feet is causing the copper to disintegrate from the inside. A plan is being put together with Rob Meldrum to replace and remedy the issue.
- D. 115 Angani: The 2-inch sink drains consistently need to be snaked or jetted out due to the cast-iron pipe ‘scaling’ and the kitchen wastewater collecting in the rough ‘scales’ of the pipe on the inside.

Ed Wong, assured owners that the Elkhorn Springs Board is taking these issues seriously and does not wish to further assess residents if possible. A comprehensive plan to repair all of the building issues is underway.

#### 4. Financial Review

- A. Income statement as of 4.30.21: The draft operating income statement for the first two quarters of the fiscal year was presented (the fiscal year runs from November 1 through October 31). As of 4.30.21, the Association had a net operating surplus. It was noted that several budget line items were overbudget including a record number of people in residence, rising prices, and aging buildings.
- B. Balance Sheet: A draft balance sheet through 4.30.21 was presented.
- C. Capital Plan: Rick is working on a reserve study for accuracy of budgeting for the next 10 years for current and long-term needs. Carol Pintler spoke to the landscaping budget and this year's work along Village Way, on the east side of buildings 104 and 106 Village Way.

#### 5. Election of a Director

Carol reported that the two positions currently held by Kathleen Nichols and Ed Wong are up for re-election.

MOTION: Marline Rennels moved to re-elect Kathleen Nichols and Ed Wong. The motion was seconded and passed unanimously.

#### 6. Adjournment

Ed Wong declared the meeting adjourned at approximately 1:56 PM.

Respectfully Submitted,  
The Terra Group, Association Manager