

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

PO Box 1056  
Sun Valley, ID 83353  
208 726-4565

A Special Meeting of the Owner's Elkhorn Springs Residential Condominium Association, Inc. held  
on Tuesday, March 27, 2024, at 1:00 PM MT by Zoom.

**~Draft until Approved~**

**1. Call to Order and Establishment of a Quorum**

The meeting was called to order at approximately 1:00 pm.

A quorum was established with 43 of 71 Members present, as follows:

Members present by Zoom were:

Accarregui, Brian	Lientz, Amy
Albright, Lee	Mendelsohn, Molly
Benz, Carol	Papalian, Richard
Chenoweth, Andy	Peterson, Carolyn
Eleazer, Carol	Rietveld, Robert
Elkins, Gale	Sievers, Deborah for Phyliss
Fitzpatrick, Laurie	Blackburn
Hartwell, Sam	Romito, Kathleen
Jajewske, James	Schultz, Ty
Johnson, Cindy	Smith, Scott
Kelley, John	Sproul, Melanie
Kenney, John	Stienbock, Erich
Kieckbusch, Mark	Watson, William
Knoeller, Holly	Wong, Ed
Kolousek, Anna	Wells, Ed
Korn, Robert	Westphal, Andy
Leichtweis, Chris	

Members present by proxy were:

Vik, David and Christie	Lee, Gavin and Gretchen
Sandine, Pamela	Whyte, Karen and Gerald
Bergenfeld, Joel and Helen	Rennels, Marline
Edwards, Kathleen	Verska, Nancy
Eide, Steven	Hart, Lani

Also present were Rick Osenga and Angela Bearup of Overwatch; Robert Bombino of the Bombino Consulting Group; and Karl Nichols of Sun Valley Law, PLLC

**2. Discussion and Vote to ratify the board-approved 2023-24 Budget**

Kathleen Romito provided a summary of the 2023-24 budget noting that some line items have been updated. In addition, since the proposed budget includes an increase of more than 10% from the previous fiscal year, Member approval is required. A discussion ensued.

*MOTION:* Kathleen Romito made a motion to approve the revised budget as presented. The motion was seconded and passed unanimously.

**3. Bombino Presentation**

Robert Bombino, an Idaho licensed engineer and a building envelope specialist, had been previously hired by the Association board to review building issues. Mr. Bombino completed an on-site investigation of the buildings and gave a presentation to the members, accompanied by PowerPoint slides, as to his findings and suggestions. A copy of the PowerPoint is available from management; however, the PowerPoint was intended for the discussion at this meeting and is incomplete without Mr. Bombino's narration.

**4. Adjournment**

*MOTION:* Ed Wong motioned to adjourn the meeting. The motion was seconded, and the motion passed unanimously.

As such, the meeting was adjourned at approximately 2:28 PM.

Respectfully Submitted,  
Overwatch Management