

**SUN VALLEY ELKHORN ASSOCIATION
BOARD MEETING MINUTES
January 5, 2011 – 12:00 Noon
Harker Center**

AGENDA BUSINESS ITEMS

1. Review and Accept 2009/10 Audit
2. Amenity Master Plan / Improvements / Capital Plan
3. Discuss Open Space Trails Planning Process
4. Consider Re-appointment of ADC Member {Doug Clemens}
5. Consider Adoption of Salary Range Update
6. Consider Bank Change
7. Presidents' Meeting and Annual Meeting Assignments
8. Schedule 2011 Meetings
9. Discuss 2011 Committees

IN ATTENDANCE

Board Members	Counsel, Staff & Others
Jim Fletcher	Ed Lawson
Pam Bailey	Marlene Lowry
Patty Rosewater	Darlene Kuehn
Margaret Walker	Jan Kaas
Sid Alpert	Chuck Williamson
Gary Black	Wayne Willich & Nils Ribi (City of Sun Valley Report)
Cris Thiessen	Roger & Francette Miller and Matt Colesworthy (partial attendance)

ABSENT

Board Members	Counsel, Staff & Others
Ted Witt	-

CALL TO ORDER

Jim Fletcher called this meeting to order at 12:05 p.m.

ESTABLISHMENT OF A QUORUM

A quorum was established with seven Board Members in attendance.

APPROVAL OF SEPTEMBER 24, 2010 MINUTES

The minutes of the September 24, 2010 meeting were reviewed. During discussion all agreed the last paragraph under Other Business should be stricken as the discourse of this topic took place following adjournment of the meeting.

MOTION: Gary Black moved to approve the minutes as amended. Cris Thiessen seconded and the motion passed unanimously.

OWNERS ADDRESSING THE BOARD

Roger and Francette Miller, owners of June Day Lots 21 & 22 (106 & 105 Silver Queen), and Matt Colesworthy, owner of June Day lot #47 (701 Morningstar), attended this portion of the meeting. The Millers expressed concern about the plans for open space trails. Concerns include attracting non-owners/the public to Elkhorn in close proximity to owner's homes, infringing on the privacy of owners, and potential damages associated with non-owner use. They asked that plans for the trails be dropped. Matt Colesworthy is concerned about the public using the improved trails creating trespass and other issues. He feels strongly if the board spends owner's money to create trails those trails need to be policed and use limited to owners only.

Wayne Willich and Nils Ribi were also in attendance at this time and as Elkhorn owners of June Day Lot #29 (104 Parker Gulch), and Twin Creeks Lot #s 26 and 29 (3 Bunchberry), respectfully, they too commented on the trails issue. Wayne believes trails would be beneficial if appropriately placed. Nils suggested the improved trails would actually provide more protection for the owners as people using both the existing as well as any improved trail systems would have clear direction and not be confused as to private property boundaries.

In addition to discussing the open space trails, Matt Colesworthy voiced concerns about the substantial landscape damage to private property caused by elk. He supports feeding the elk in order to protect property and keep the predators out of the residential areas. Considerable discussion regarding the elk ensued. Jim Fletcher explained the Board's opinion that it is inappropriate to expose the membership to the potential liability of a feeding program on SVEA land without proper protection from the City and/or Wood River Elk Trust II. Jim went on to say that if all interested parties could work together to develop a plan that would not create exposure to the SVEA members the Board would reconsider allowing feeding on SVEA land. Following discussion Wayne Willich committed to take the lead on laying out a solution to the elk and predator situation currently existing inside the City.

REPORT FROM SUN VALLEY MAYOR & COUNCIL

Mayor Wayne Willich and Council Member Nils Ribi were in attendance for this portion of the meeting. They reported on the following topics:

- 1) Property Taxes- Wayne presented a breakdown of the taxes generally paid by SVEA property owners and explained approximately 53% is for schools; 15% for the City of Sun Valley; and 13% for Blaine County; with the remaining for water and sewer, ambulance, the recreation district, etc. Wayne also mentioned the majority of voters in Blaine County live south of East Fork, while the majority of the County's taxes are paid by the owners of property from East Fork north.
- 2) Idaho Power- Nils reported on the planned redundant line that is intended to supply the Sun Valley area with alternate power during outages such as the extended outage experienced last winter. The planning is at a point where public meetings could be held in a few months. There are several options to financing the new line with an LID being one. Idaho Power is ready to complete the work as soon as all details are finalized.
- 3) City of Sun Valley Capital Improvement Plan- Council members and City staff have nearly completed a plan for the public meeting process. The only remaining component is to determine the proposed maintenance building location. The choices have now been narrowed to two; behind/adjacent to current City Hall or north of the existing Elkhorn golf maintenance area.

STAFF REPORT

The report was reviewed. Copies of staff-prepared Frequently Asked Questions regarding the Open Space Trails Conceptual Map were distributed with Board Members being asked to review and comment at a later date.

BUSINESS

1. Review and Accept 2009/10 Audit

Pam Bailey, Audit Chair, reported the audit was 'clean'. She had a conversation with the auditor and he complimented staff and the internal controls currently in place. The management letter, distributed to all along with the audit, was also 'clean'.

MOTION: Gary Black moved to accept the audit as presented. Sid Alpert seconded and the motion passed unanimously.

MOTION: Pam Bailey moved that Dennis Brown be engaged for the audit work next year. Cris Thiessen seconded and the motion passed unanimously.

2. Amenity Master Plan / Improvements / Capital Plan

The responses to the SVEA request for proposal were discussed as was the need for a consultant at some level. Local land planner, John Gaeddart, has offered to meet with members of the board and staff to discuss our needs and perhaps submit a bid. It was agreed this meeting would take place with a report and further discussion held at the next board meeting. Pam Bailey agreed to chair this meeting and help formalize the plan objectives.

3. Discuss Open Space Trails Planning Process

A progress report of the six different segments of the Board Approved Conceptual Open Space Trails Plan was provided. Lengthy discussion was held on this topic. It was determined staff would continue to develop the conceptual plan by locating individual properties on the map and identifying and quantifying potential impacts, i.e. distances from private lots, etc. All agreed those owners within 500' of any proposed trail segment, or any owners who have voiced concerns to-date over the project, will be notified and have the opportunity to comment on any portion of the plan prior to it being submitted to the City's Planning & Zoning Department for review.

4. Consider Re-Appointment of ADC Member (Doug Clemens)

Doug Clemens is a local land planner with a strong Elkhorn History. He is just completing a three-year term and also served two, three-year terms several years ago. Doug has contributed a great deal to SVEA's ADC over the years and is a valuable member. Staff has recommended he be re-appointed for a three-year term.

MOTION: Pam Bailey moved to appoint Doug Clemens to a three-year ADC term. Cris Thiessen seconded and the motion passed unanimously.

5. Consider Adoption of Salary Range Update

Based on the Employee Compensation & Performance Management Resolution, every three years a compensation survey is to be completed and any necessary adjustments recommended to the Board

of Directors. The last update was in 2007. Discussion was held concerning the survey and proposed ranges for the next three years.

MOTION: Pam Bailey made a motion to adopt the updated SVEA Administrative Salary Ranges and Benefits as presented. Patty Rosewater seconded and the motion passed unanimously.

6. Consider Bank Change

Due to increased banking fees along with service concerns, staff has been investigating banking options for our main checking and savings accounts for both operations and capital. The Board considered the advantages of a bank change and supported staff's suggestions.

MOTION: Pam Bailey made a motion to move the operational and capital accounts to D.L. Evans, and to adopt a banking policy authorizing the Treasurer and President to approve opening accounts, purchasing CDs, money markets, etc., and to designate signers for the accounts. Cris Thiessen seconded and the motion passed unanimously.

7. Presidents' Meeting and Annual Meeting Assignments

The agendas for the Sub-Association Presidents' Meeting and the Annual Meeting were reviewed and various board members assigned to report on the topics.

8. Schedule 2011 Meetings

Meetings for 2011 were discussed and set as follows:

Friday, February 18, 2011	Board Workshop - 1:00 p.m. Board Dinner - 6:30 p.m. (Catered @ Harker Center)
Monday, March 28, 2011	Spring Board Meeting - 12:00 noon
Tuesday, July 19, 2011	Summer Board Meeting - 9:00 a.m.
Tuesday, July 19, 2011	Presidents' Meeting - 4:00 p.m.
Wednesday, July 20, 2011	Owners' Meeting & Barbeque - 5:30 p.m.
Wednesday, September 7, 2011	Finance Committee Budget Meeting – 3 p.m.
Friday, September 23, 2010	Fall Board Meeting - 9:00 a.m.
Wednesday, January 4, 2012	Winter Board Meeting - 12:00 noon
Thursday, January 5, 2012	Presidents' Meeting - 3:00 p.m.
Friday, January 6, 2012	Annual Meeting & Social Hour - 3:00 p.m. Board Meeting - Following Annual Meeting (approx. 5:30 p.m.)
Saturday, January 7, 2012	Board Workshop - 12:00 noon

9. Discuss 2011 Committees

A general discussion was held about the various committees. The idea of appointing co-chairs or vice chairs to some of the more involved/busier groups was suggested and will be considered at the Board Meeting following the Annual Meeting.

COMMITTEE REPORTS

Architectural Design Liaison Committee- The ADC activity was addressed under Staff Report.

Audit Committee- Pam Bailey reported on the audit under Business Item #1.

Capital Improvements Committee- No meetings have been held; discussion was included under Business Item #2.

Communications Committee- No report.

Executive Committee- Staff was briefly excused during a report regarding the General Manager's performance review.

Finance Committee- The Finance Committee report was provided under Business Item # 7.

Golf Committee- Cris Thiessen reported the Golf Club is no longer setting Nordic tracks and the equipment has been sold or traded for golf course equipment. No golf/swim/tennis memberships have been sold to date.

Insurance Committee- Nothing to report.

Nominating Committee- Nothing to report.

Recreation Committee- Activity was reported under both the Staff Report and Business Item #3.

Sub Associations Liaison Committee- Pam Bailey reported on the Sub Association Annual meetings that were attended by SVEA Board Members and the feedback received.

OTHER BUSINESS

There was no other business to discuss.

ADJOURNMENT

With no further business, the meeting adjourned at 4:35 p.m.

MOTION: Sid Alpert made a motion to adjourn. Pam Bailey seconded and the motion passed unanimously.

Respectfully submitted,

Margaret Walker, Secretary

SUMMARY OF MOTIONS & DECISIONS

Motion or Decision	Page #
Minutes of September 24, 2010 were approved as amended	1
With a proper plan and no exposure to SVEA, elk feeding on SVEA would be considered	2
The audit was accepted	3
Dennis Brown, CPA will be engaged for the 2011 audit work	3
Meet with John Gaeddert re: Amenity Master Plan – Pam to Chair and help formalize plan objectives	3
Staff was directed to continue development of conceptual trails plan	3
Owners within 500’ of any section of OS trails will be noticed by SVEA before submittal to SVP&Z	3
Appointed Doug Clemens for 3-year term on ADC	3
Adopted updated SVEA Administrative Salary Ranges and Benefits as presented	4
Approved moving main bank accounts to DL Evans	4
Authorized President and Treasurer to approve opening bank accounts, etc., and designating signers	4
2011 meeting dates were set	4

ACTION ITEMS

Who	Does What	By When
Board Members	Review and comment on draft FAQs re: OS Trails	2-1-11
Pam/Marlene	CPA engagement letter for 2011 audit	1-31-11
Marlene/Chuck/Pam/ Cris/Margaret/Sid	Meet with John Gaeddert regarding Amenity Master Plan	1-7-11
Chuck	Continue to develop trails plan; improved mapping, identify impacts. Send notices to owners within 500’	ongoing
Jan	Notify Doug Clemens of appointment, and update rosters	1-31-11
Marlene	Finalize salary ranges update and post on web	1-31-11
Marlene/Darlene	Move bank accounts to DL Evans	2-28-11
Darlene	Post 2011 meeting schedule on web	1-31-11

1-5-11 Board Minutes – approved

mlp/