

**SUN VALLEY ELKHORN ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
July 10, 2008**

AGENDA

BUSINESS
1. Report on Harker Center Upgrades
2. Review and Discuss Proposed Amendments to SVEA's Governing Documents
3. Board Election Process – Nomination Committee Recommendations
4. Elkhorn Springs Association's Request for SVEA to Participate in Post Office Cleaning
5. Sun Valley Water & Sewer District's Replacement of Water Line at Sunrise Park – Request for Partial Reimbursement
6. CG-Elkhorn – Memo from Dave Hennessy Re: Land for Tennis Building and Dues
7. Summer Membership & Sub-Presidents' Meeting Assignments and Likely Issues of Concern
COMMITTEE REPORTS
1. Architectural Design Liaison Committee
2. Communications Committee
3. Executive Committee
4. Finance & Audit Committee
5. Harker Center Improvement Committee
6. Insurance Committee
7. Nominating Committee
8. Pool Committee
9. Tennis Committee
OWNERS ADDRESSING THE BOARD
1. Request the Dredging of Twin Creeks Pond #1 be Reconsidered – Allen Spafford & Joe Cannon

IN ATTENDANCE

Board Members	Staff and Counsel	Others & Topic of Interest
Jim Fletcher	Marlene Lowry	Wayne Willich, Sun Valley Mayor – City Report
Cris Thiessen	Darlene Kuehn	Nils Ribi, Sun Valley Council President – City Report
Pam Bailey	Jan Kaas	Mark Hofman, SV Community Development Director – City Report and information on the July 17 th hearing on Crown Ranch
Patty Rosewater	Chuck Williamson	Steve Cannon, Crown Ranch President – City Report
Meredith Carnahan	Ed Lawson	
Jack Dalieri		
Stephen Smith		
Ted Witt		

ABSENT

Margaret Walker

CALL TO ORDER

Jim Fletcher called the meeting to order at 9:10 a.m.

ESTABLISHMENT OF A QUORUM

A quorum was established with eight of the nine members in attendance.

APPROVAL OF MARCH 28, 2008 MINUTES

The minutes were reviewed. It was suggested that on page 3, business item #2, Discuss 2008 Board Goals, under the third bullet titled Capital Purchase/Wish List, it be clarified that these items are for the future. Corrected language should read "Capital Purchase/Wish List/Future Opportunities for Capital Improvements". **MOTION:** Pam Bailey moved to approve the minutes as amended. Patty Rosewater seconded and the motion passed unanimously.

REPORT FROM SUN VALLEY MAYOR & COUNCIL (Mayor Wayne Willich & Council President Nils Ribi)

Mayor Wayne Willich and Council President Nils Ribi attended this portion of the meeting. Topics covered during their report and the ensuing discussion included:

- The City is currently in the budget building process which extends to the third week of August. The fiscal year begins October 1. The State of Idaho sets the budgeting schedules for Cities.
- Mayor Willich Introduced Mark Hofman, Community Development Director. Planning and Zoning is working closely with the Sun Valley Company on the development of the Gun Club property. There are only a few other construction projects currently going through the process.
- The new City Administrator, Sharon Hammer, is working hard to get up to speed with the City's issues. Wayne reported that she is "dynamite", with good experience.
- Property taxes – they are considering a training program via a newsletter to educate citizens about where their tax money is going. Jim Fletcher suggested using the SVEA newsletter but Wayne wants to get it out to all citizens so they may write a "state of the City" bulletin/letter.
- The City is committed to maintaining as well as improving the bike path or multi-use path. Nils reported that they are planning to phase the resurfacing of the paths; 1/3 this year, and 1/3 each in the next two years. The Blaine County Recreation District sweeps the path but the city covers the remainder of maintenance work. Full replacement of the path surface would be \$1,100,000.
- Jim Fletcher asked about the open space issues that we have discussed in the past, i.e. the City providing funds to construct parking, signs and trail head improvements to SVEA's Open Space corridors through residential areas to the hillsides and creek areas. Nils stated that there is an opportunity to coordinate with Wood River Trails and other groups who are working on a master trail plan, to connect our Open Space. Jim Fletcher suggested it would be beneficial to get some coordination and when the full Board supported the concept it was determined that Chuck Williamson would work with Nils Ribi and Mark Hofman to host an initial meeting to gather the various players and organize. Wayne said that with this direction they could plan and then budget in their capital plan.
- Wayne reported that they are planning to budget funds for road maintenance in next year's budget with major attention to residential streets. Joan Lamb, council person, is working with the Street Department to identify a list of priorities.
- The City will be receiving approximately 1.3M in Local Option Taxes (LOT). Wayne reported that the State Legislature allows Cities to impose option taxes by resolution. However, it must be managed properly or the State may revoke permission.

- Nils reported that 28% of the annual budget is funded by the LOT.
- The City has installed the audio portion of their Granicus system, including a hearing impaired feature. A person can now go to the City's website and have live-feed audio (no video yet) of the meetings. Also, if you miss a meeting, the content will be sorted so you can go directly to a topic of interest. Nils expressed that they feel this is important due to the large percent of absentee citizens.
- Cris Thiessen suggested that because approximately 70% of the property owners in Sun Valley are not residents but probably pay 80% of the tax, when the City goes out with a mailing they might try to get a straw vote about what is the sense of non-profit contributions. Nils replied that they are very aware of that situation and he believes that part of problem is scattered policies; they need to pull them out, re-evaluate them and tighten, particularly where and how they spend money. Sometimes straw polls are helpful, sometimes not.
- Wayne addressed public transportation. Nils and other Council Members have looked at the current bus service. It is limited; you have to phone in for pick ups; and Mountain Rides is trapped with old equipment. In this next budget they are going to try to buy two small (16 passengers), bio-diesel buses and lease them to Mountain Rides in order to improve service, reduce the carbon footprint, etc.
- Fire Department – Wayne reported that the City is planning to hire another full-time fire department employee to work strictly on enforcement issues.
- Winter Snow Removal and Snow Storage – Wayne reported that due to the development of Sun Valley Company's property, many of the sub-associations will no longer have the large lot at Sun Valley for snow storage. It was agreed that this should be a topic for the July 11th Sub-Association Presidents' meeting. If necessary, SVEA may have an area of open space land that could be used for snow storage.

With no other issues to discuss, Mayor Willich and Councilman Ribi left the meeting.

Mark Hofman, Sun Valley Community Development Director, remained to inform the Board of a hearing scheduled for July 17th at 4:00 p.m. for Crown Point. The original plan of the 13-unit development is still active due to the continued activity in the court system. The purpose of the hearing is to determine if the parties can agree to settle on a revised plan or if the lawsuit will continue. Previously the City and Developer, Lane Monroe, entered into a settlement agreement to allow an opportunity to look at a different plan (11 units). However, after the City approved the 11 unit plan with conditions, it was withdrawn by the developer. The current 13 unit plan was submitted before the hillside ordinance was passed.

Steve Cannon, President of Crown Ranch, commented that they have surveyed their owners and will have a statement for the hearing. They will likely include a request for a deadline for construction. Steve encouraged SVEA to look closely at the project.

Because of the Architectural Design Committee's role in the outcome of this development, as well as the possibility of the Board hearing an appeal, no discussion was held on this issue.

Note: Following this Board Meeting the City and Developer agreed to settle on a revised 11-unit plan. That plan was subsequently submitted to ADC and approved with conditions on August 18, 2008.

Mark Hofman then reported on the deNovo project – 900 acres made up of 52 individual mining claims located adjacent to Sawtooth National Forest and Bureau of Land Management areas between Elkhorn on the west and Triumph on the south. deNovo Properties is a group that locates 'Superfund Sites', comes in and cleans them up and sells for development. There is one potential buyer that has approached the City about accessing through Independence Creek. The group has indicated that the land would possibly be considered for 10 to 20 estate type, high-end homes. It is the City's feeling that they probably don't want anything to do with it. The group would have to get more rights before they could access through Independence Creek. A reporter from the Brownfield News called Mark with questions and Mark recently learned that Sotheby's is using portions of his

quote to indicate the City's support. Also, they are using the City's benefits and SVEA amenities to market the project.

Pam Bailey suggested that Mark write a letter to clarify the City's position.

STAFF REPORT

The Staff Report was reviewed and discussed. Stephen Smith extended thanks to all for the land for Arrowwood and reported that the contractor has started the work to expand the decks.

Darlene reported that, based on Title Company requests for dues information and balances, Elkhorn sales appear to be down approximately 75%. She also stated that she had collected an account that was 20 months past due.

BUSINESS

1. Report on Harker Center Upgrades

Cris Thiessen reported that since the March 28th Board Meeting we sent plans and a request for proposal to eleven local contractors. We received three responses and all three estimates were comparable as were the suggested contractor fees. Interviews were then held by the Committee with all three contractors and Larry Warner was selected. Larry has been working with the architect, Mike Morgan, and engineer, EHM, to finalize the construction drawings. Once that work is completed Larry will obtain bids from sub-contractors for the Committee's review and acceptance. Cris highlighted the following points:

- The construction costs and Larry's fee can not exceed \$750k leaving \$100k for soft costs.
- We can not spend more on the project than \$680k; leaving Larry's fee of 9% of \$680k (\$61,200) plus 1% bonus (\$6800) if the project is finished on or under budget and on or before June 30, 2009.
- The Committee had a meeting with Mike Morgan and Larry Warner and redesigned some details on the site plan, discussed the size and type of the spa, and considered other possible savings such as trellis detail and beam size, etc.
- We are still on schedule to obtain a building permit by mid August, start actual construction work on September 3, 2008, and finish by June 30, 2009.
- Another meeting is scheduled for July 16.
- The architect will have limited involvement during the construction process.

Patty Rosewater reported that the Finance Committee adopted a set of principles regarding the project that includes:

I. Incremental Expense Commitment

A. We have a hard and fast commitment to not exceed \$850K incremental expense for the Harker Center upgrade project. We will not begin construction until we have a believable project plan and budget that allows us to meet that commitment.

B. This commitment is inclusive of all costs incurred from the date of the formal project approval by the homeowners, September 14, 2007.

C. The Harker Center Improvement Committee has authority to approve the overall project budget.

D. There are many variables in construction projects, many of which are not either the project team or the vendors; these can present surprises that require hard tradeoffs. In that situation, we will reduce scope rather than go over budget on this project.

E. This project will overlap items that were already planned for upgrades as part of our regular maintenance schedule (i.e. office carpeting). Items where we (1) have an identified line item budget in our annual capital plan and, (2) a variance that is directly attributable to deferring the project due to the Harker Upgrades will be charged to our regular capital budget.

F. If the construction uncovers a maintenance issue that would have been a capital budget item (i.e. mold), the remediation will be assigned to the regular capital budget.

G. The Harker Committee will have authority to approve change orders up to a pre-defined amount, TBD when we see how much the contingency portion of the total budget is.

H. If at any time it appears that the above measures are not adequate to meet our total spending commitment, the issue will be addressed by the full Board of Directors.

II. Cash Flow

A. We will finance the project from our Capital Reserve Fund; we will not take on any debt nor initiate any assessment or dues increases to finance this project.

B. We currently have approximately \$800K in 6-month CDs; we will move them into shorter-term CDs as required to ensure liquidity for this contract.

C. We will receive a monthly budget from the Contractor prior to the start of construction, which will detail total costs and cash flow requirements; this will be used to put together a project cash flow budget.

D. We will receive an actual bill by the 5th of each month for the prior month's work-in-process (WIP). We will have 10 days to examine the bill and provide payment to the vendor. We fully intend to ensure prompt payment, and there are no penalty clauses in the contract for late payment.

III. Reporting

A. We will receive monthly reports from the contractor showing original budget, billed to date, and remaining budget for several major categories as defined by the contractor and approved by the Harker Committee.

B. Darlene will create a separate line-item budget within QuickBooks that tracks the payments within the SVEA Financial Reporting system using the same major categories as the contractor / project team uses. This is necessary for (1) appropriately accounting for our overall expense commitment, and (2) short-term and long-term reporting requirements.

C. Communication to homeowners regarding all aspects of the project, including the financial aspects, will be the responsibility of the Harker Committee. In addition, we will include financial information regarding the new Harker Upgrade line items within the budget in our standard monthly reporting.

MOTION: Pam Bailey moved to endorse the Finance Committee principles as reviewed by Patty. Jack Dalieri seconded and the motion passed unanimously.

Jim Fletcher suggested that we give Cris the authority to sign Larry Warner's contract as prepared by Ed Lawson. All agreed.

2. Review and Discuss Proposed Amendments to SVEA's Governing Documents

Jim Fletcher provided a history of the past efforts of the Board to amend the thirty-six year old bylaws. In December of 2006 the membership was presented with Board recommended amendments to the Bylaws. Those modifications were packaged as one amendment. Normally, the Bylaws can be amended by the affirmative vote of two-thirds of the members present at a regular or special meeting. However, the original developer, to protect his position until the project was sold out, inserted four provisions that require a 'super majority' to amend. While these provisions no longer have any operational applicability, an 80% affirmative vote of the entire membership is necessary to delete them. A vote of 69% of the membership was cast in favor of the amendments but because of the four sections requiring 80%, all amendments failed. The Board at that time discussed moving forward to obtain the written consent (as allowed in the current Bylaws) from members who had not voted in order to meet the 80%, but due to the confusion of many members and the negative understanding from a few, decided to conclude the process after the voting at the annual meeting and pursue amending the Bylaws at a future date.

The current Board reviewed and discussed the amendments that were proposed in 2006. Included in the conversation was the amendment that would allow the Bylaws to be changed in the future by the Board to conform to new legal requirement and good governance. Such a change could only be done after prior notice to the owners and would be coupled with a provision allowing the owners to overturn any such amendment by a simple majority of the vote of the owners. Following considerable discussion it was suggested that Ed Lawson would prepare a rewrite of suggested amendments for the Board's review at the September 24th Board meeting.

3. Board Election Process – Nomination Committee Recommendations

Meredith Carnahan reported on the work that the Nominating Committee has completed over the past few months.

One of the criticisms received by the Board over the past two or three years is the Board's endorsement of candidates for election to the Board and the possible lack of transparency this process evokes with a few of the members. The Board considered the Committee's recommendations.

Ed Lawson, counsel for the Board, commented that the view about transparency is largely an academic conversation. A Board policy can't bind a future board. The Board has discretion to endorse, or not, at each election; have a Nominating Committee, or not, at each election. He thinks the process works better if the Board makes endorsements or makes recommendations – there is true value in a Board that understands the issues and is involved. He would suggest steering away from determining who is qualified or not. He doesn't think the allegation of some that the Board group being closed is true. He observed that we have reached out to all and the dissidence won't go away just by changing the process. He doesn't think there is a 'final' solution and the Board runs the risk of not following their responsibility to guide the Board by not taking a lead. His concern was that it seems to him the Board was delegating who got endorsed to the Nominating Committee. He commented that the Committee can guide but the Board must make the ultimate decision. Ultimately, by law, it is up to the Board.

Subsequent to the above feedback, and substantial discussion, all agreed on the following process:

- The Nominating Committee interviews all candidates and presents a rating of the applicants, based on the criteria outlined in Board Resolution #2, to the Board for their consideration.
- Those candidates, who are found to meet the criteria in Resolution #2, will be presented to the Board, and their names will appear on the ballot.

- Any applicants who are vetted by the Committee and who are considered to not meet the current needs/criteria will be notified by the Committee. The applicant will decide whether they wish to be included on the ballot/proxy or would like to wait until a later time to be considered. If they want to be included on the ballot, their names will appear under a category of 'Others' to indicate that they did not meet the review criteria.
- The Board will consider the Committee's recommendation at their fall Board Meeting but reserves the right to endorse some, all, or none. If the Board elects to endorse any, or all of the qualified candidates, the endorsement(s) will appear on the ballot.

Additional discussion covered the importance of a clear explanation of the process to the membership and how the proxies given to the Board will be counted. It will be determined at the December Board meeting prior to the Annual Meeting how the votes given to the Board will be spread between the candidates.

All agreed that the Board Member Endorsement Policy of 4-2-04 duplicates Board Resolution #2 and should be rescinded. **MOTION:** Cris Thiessen made a motion to rescind the 4-2-04 Policy. Pam Bailey seconded and the motion passed unanimously.

4. Elkhorn Springs Association's Request for SVEA to Participate in Post Office Cleaning

John Wells, of Premiere Resorts, who manages the new commercial area in Elkhorn for CG Elkhorn, requested that SVEA contribute to the cleaning of the Elkhorn Post Office since the post office is not obligated to do so, and doesn't do so, under their occupancy agreement. It was agreed that we want to support any amenity in the Village area but Ed Lawson advised that the Master Declaration does not give the Board clear authority to spend association funds in this manner.

MOTION: Pam Bailey made a motion to deny the request. Ted Witt seconded and the motion passed unanimously.

5. Sun Valley Water & Sewer District's Replacement of Water Line at Sunrise Park – Request for Partial Reimbursement

In preparation of the City's road work in the Sunrise area, the Water & Sewer District worked with the local owners to replace all old water lines running to their homes. SVEA maintains the open space park areas in the vicinity of Sunrise and therefore owns a water line for the irrigation system. The District did not contact us in advance of the road work. Because of the very tight construction timeline and based on the condition of our line when they arrived at that point of the work, they went ahead and replaced our line without prior notice. A letter from Pat McMahon, manager of Water & Sewer, requesting approximately 50% reimbursement for that work was reviewed and considered by the Board, since the work would have to be done in any event. **MOTION:** Cris Thiessen moved to approve reimbursement of \$3832.50 as requested. Meredith Carnahan seconded and the motion passed unanimously.

6. CG-Elkhorn – Memo from Dave Hennessy Re: Land for Tennis Building and Dues

SVEA does not own any land in the Village core area outside of the tennis courts, the pool enclosure, and the Village Pond. Dave Hennessy, a partner in the CG-Elkhorn development company has verbally committed to provide land near the Village tennis courts for a new tennis building. That commitment was confirmed by a location noted on the plans that were submitted and approved by ADC for Phase III. However, the ADC approval of 9/27/2007 is only valid for one year, and the developer has recently indicated that they will be postponing the construction and will likely redesign the project. It has been suggested that the Board may want to work toward obtaining actual ownership of land while Dave is still involved in the project. Three separate points were discussed with Dave in a recent meeting and submitted for the Board's consideration.

- 1) Land for a tennis building – Dave agreed to the importance of a location for a new tennis building in the Village area and again stated that he would find a location in the final phase of the project, even if the project design changes, where we could construct a building. It was determined that Jim Fletcher and Marlene Lowry will meet with Dave prior to the September Board Meeting to pursue an understanding and binding commitment.
- 2) Relief from dues on unfinished and unsold units - Dave has concerns about the large sums of money they are paying for SVEA dues and asked if the Board might consider some relief for them. Following considerable discussion it was suggested that we would consider some level of relief in exchange for their agreement to construct a small structure for tennis when they build Phase III.
- 3) Amenity use by commercial owners and management – Dave is requesting that the tenants of the Country Store, restaurant and CG-Elkhorn management have access to the amenities. CG Elkhorn pays for eight shares of dues for the commercial space so the Board agreed that this is a reasonable request and suggested that Dave provide a list of people he considers appropriate.

As a separate topic, Cris Thiessen stated that the Golf Club is currently selling limited memberships for \$25k.

7. Summer Membership & Sub-Presidents' Meeting Assignments and Likely Issues of Concern

The Board reviewed draft agendas for the two meetings to be held on July 11th and discussed what topics would be presented and who would report. Subjects to be included are:

Sub-Presidents' Meeting-

- Status of the Harker Center Upgrades – Jim & Cris
- Election Process – Jim
- Changes to Bylaws - Jim
- Report on Elkhorn Springs Development - Jan
- Elkhorn Amenities – Tennis, Pools, Golf, Park, Open Space Corridors - Chuck
- Wildfire Mitigation - Marlene
- Noxious Weed Control - Marlene

Summer Membership Meeting-

- Welcome and Introductions
- Informational Meeting – No Issues Requiring Voting
- Staff Report
- Board Report- Harker Center, Election Process, Changes to Bylaws, Tennis
- Other Business

COMMITTEE REPORTS

1. Architectural Design Liaison Committee- Ted Witt reported that he has been observing the process and visiting with owners about their experiences. He feels the overall procedure is good but that we could work on the perception that owners receive when they come through the process. He thinks the ADC has been very effective and the best interest of Elkhorn is always paramount in their work; he would compliment all members. However, from some owners the image of the committee is that there is a lot of arbitrary judgment and the committee can, at times, extend beyond their authority. As a policy statement we need clarification on general maintenance and repair. He has been working with Jan on these issues and presented some of his ideas for the Board's feedback. Jim Fletcher suggested that the full committee meet in the fall and develop recommendations for the Board's consideration.

2. Communications Committee/Sub-Associations Liaison Committee- All present were reminded that volunteers are still needed to attend the summer sub-association annual meetings. Stephen Smith will coordinate attendance, and staff will assist as requested and provide reporting information. Discussion was held on who should respond to Owner Communications; Board, Committee or Staff? Jim Fletcher stated that from a governance standpoint we need to follow procedure, i.e., ADC communication should come from Jan Kaas; tennis and pool information from Chuck Williamson; accounting from Darlene Kuehn, etc. Jack Dalieri commented from a tennis point of view that if communication is addressed to the office then Chuck would respond. However, if something is addressed to a Board member they can interface by acknowledging receipt and then refer to staff. Jim, as president, would like to be kept in the loop. Pam Bailey stated that when Board members individually speak to an owner it can be perceived that any information provided is from the entire Board and not just one member. Following further discussion it was determined that, generally speaking, it is inappropriate for individual Board Members to respond directly without first contacting staff.
3. Executive Committee- There was nothing to report.
4. Finance & Audit Committee- Patty Rosewater reported that a new vendor has been selected to complete our Capital Reserve Study update. We have also signed an engagement letter with a new auditing firm, Cooper Norman. Patty and Darlene looked at our actual Capital Reserve expenditures for the past 10 years and we were within 5% of projections. Patty suggested that the Board validate the Capital Purchase/Wish List priority listing that was discussed at the March meeting so that the Finance Committee can incorporate into the budget work. Following discussion it was agreed that the Village Pool shade structures for \$10k, the entrance signs for \$2500, the Village Pool upgrades (trellis) for \$10k, the Open Space trails work for \$10k, and the Harker Park improvements for \$7500 would be considered for the 2008/09 budgeting process.
5. Harker Center Improvement Committee- This report was covered under business item #1.
6. Insurance Committee- Nothing to report.
7. Nominating Committee- This report was covered under business item #3.
8. Pool Committee- Information from the recent Pool Committee meeting was reported. The pools are operating well from a mechanical standpoint with one day of down time at the Harker due to another pump fire. The committee has revised the Village use schedule to slightly overlap the lap swim and open time for young swimmers. We have a wonderful staff this year with Jenna Rade and Connor Wade working as pool managers and supporting a very qualified lifeguard and attendant team.
9. Tennis Committee- Jack Dalieri reported that the season is off to a good start with a good staff, new ideas for programs/events, and new water coolers at the Village. He stated that two issues are controversial. The first is the sign-in requirement that the Board agreed to at the last meeting. He asked Chuck Williamson to report on the information that is being gathered from the new form and stated that it is what the owners attending the Town Hall meetings asked for. The second controversial issue is the new guest fees. Jack reported on the July 3rd Tennis Committee meeting and the owner participation. Since over 35% of the users of our tennis courts are not members or guests with amenity cards, the Committee recommended, and the Board concurred, that players coming from outside Elkhorn should have to pay to use our courts. The Board discussed the fact that the guest fee is meeting with some resistance but that they are committed to keeping the new policies in place for the full 2008 season. Following the season, the Board will again review the relevant data to determine whether or not changes will be made to the guest fee, the 12-use punch card, or other aspects of the tennis program. **MOTION:** Pam Bailey moved to ratify the Board's prior decision regarding the guest fee and the revised sign-in sheets. The motion was duly seconded and passed unanimously.

OWNERS ADDRESSING THE BOARD

1. Allen Spafford & Joe Cannon

Allen Spafford, owner of Twin Creeks lot #35, approached the Board several years ago about SVEA dredging the open space pond adjacent to his home. At that time staff was directed to research the matter. Several situations came to light during the research work and needed to be addressed prior to the commencement of any actual dredging work. Issues such as confirmation of adequate water rights, clear title to the property, and permitting details were addressed over a three-plus year period. When the bids for the work were received in early summer 2007 at over \$48k the Board made the decision to cancel the dredging but to continue to maintain the area by trimming the trees and willows around the pond and controlling the aquatic weed growth on the water.

Allen was in attendance at this meeting to present his repeated request to have the Board dredge the pond, which would provide him with a better waterfront environment. Allen asked to make a few comments to supplement his recent letter to the Board dated June 25, 2008. He affirmed that the pond is 35 years old and has silted approximately 1/3 full based on the permit report of October 2006. Allen provided copies of the report and supporting photographs. He stated that if the Board turns their back on this work, in his opinion, the pond will be a miserable looking swamp for the next seventy years.

Jim Fletcher provided a recap of the past determination and suggested a separate committee or the Executive Committee look at this matter and report back. It was determined that the Executive Committee will visit the upper Twin Creeks pond and respond to Allen's request.

OTHER BUSINESS

The possibility of providing an area of open space for the storage of snow from the Sub-association properties was discussed. This offer will be extended to those attending the sub-presidents' meeting and staff will inform the various association managers.

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 4:00 p.m. **MOTION:** Pam Bailey moved to adjourn. Meredith Carnahan seconded with all in favor.

Respectfully submitted,

Pam Bailey, Secretary

BOD meeting minutes 7-10-08

SUMMARY OF MOTIONS & DECISIONS

Motion or Decision	Page #
Minutes of 3-28-08 were approved as amended	2
Board endorsed the Finance Committee's Harker Center Improvements principles	5
Board authorized Cris to sign Larry's contract as prepared by Ed Lawson	5
Board will finalize proposed Bylaw amendments in September to present to members	6
Board will consider Nominating Committee's recommendation of candidates and determine the format of the proxy/ballot for the annual meeting	7
Board Member Endorsement Policy of 4-2-04 was rescinded	7
Board denied request to contribute to the cleaning expense of the Elkhorn post office	7
Board approved reimbursement of \$3832.50 to W&S for Sunrise water line replacement	7
Board authorized issuing amenity privileges to CG-Elkhorn for their 8 shares of dues	8
Prior decision to implement a tennis guest fee and change the sign-in sheets was ratified	9
Executive Committee will inspect Twin Creeks Pond #1 and respond to owners	10

ACTION ITEMS

Who	Does What	By When
Chuck	Work with Nils Ribi and Mark Hofman to host meeting with all players to improve open space trails	12-15-08
Ed	Rework proposed Bylaw amendments	9-3-08
Jim & Marlene	Meet with Dave Hennessy re: Village tennis building and dues relief for CG-Elkhorn	9-23-08
Tennis Committee	Present recommendation for guest fees and other aspects of the 2009 tennis program to Board for their determination	Winter 2008 or Spring 2009
Executive Committee	Inspect Twin Creeks Pond and make decision re: dredging	ASAP

/ml
BOD/2008 Meeting Minutes