

**SUN VALLEY ELKHORN ASSOCIATION  
BOARD MEETING MINUTES  
March 28, 2011 – 12:00 Noon  
Harker Center**

**AGENDA BUSINESS ITEMS**

1. Adopt 2011 Board Goals
2. Report on Amenity Master Plan
3. Discuss Current Collection Policy and Bank Foreclosures
4. Report on Trail Meetings

**IN ATTENDANCE**

<b>Board Members</b>	<b>Staff, Counsel &amp; Others</b>
Jim Fletcher	Marlene Lowry
Patty Rosewater (phone until 1 pm)	Darlene Kuehn
Sid Alpert (phone until 2:10 pm)	Jan Kaas
Pete Petersen	Chuck Williamson
David Taylor (phone until 2 pm)	Ed Lawson
Cris Thiessen	John Gaeddert
Margaret Walker	Franz Suhadolnik (departed approx. 2 pm)

**ABSENT**

<b>Board Members</b>
Pam Bailey
Gary Black

**CALL TO ORDER**

Jim Fletcher called this board meeting to order at 12:10 p.m.

**ESTABLISHMENT OF A QUORUM**

A quorum was established with seven board members in attendance.

**APPROVAL OF FEBRUARY 18, 2011 MINUTES**

The minutes of the February 18, 2011 meeting were reviewed.

**MOTION:** Cris Thiessen moved to approve the minutes as presented. Patty Rosewater seconded and the motion passed unanimously.

**CONFIRMATION OF FEBRUARY 18, 2011 EXECUTIVE COMMITTEE MINUTES**

The minutes of the February 18, 2011 Executive Committee meeting were reviewed.

**MOTION:** Patty Rosewater moved to approve the minutes as presented. Sid Alpert seconded and the motion passed unanimously.

## **REPORT FROM SUN VALLEY MAYOR & COUNCIL**

Mayor Wayne Willich was in attendance for this portion of the meeting. He reported on the following topics:

- 1) Elk- Wayne stated that several citizens had recently reported seeing a lame elk in the Elkhorn area of the City. Fish & Game officers came and checked on the animal, determined it was not seriously injured, and took no action. Jim Fletcher asked about the status of Mayor Willich's communications with the City Council regarding potential future feeding programs by or through the City as discussed at the January 5, 2011 board meeting. Wayne responded that within the next month he and others will know the results of the past winter's impact on the elk and the elk's impact on the residents. He will take that information to his council with a recommendation. Jim informed Wayne of the scheduled July 19<sup>th</sup> and September 23<sup>rd</sup> SVEA Board Meetings.
- 2) Emergency 911 Dispatch- Wayne summarized the issue recently covered by local media by saying that the media reporting is not accurate and that how Blaine County wants to calculate the share of the 911 emergency response services is unfair to Sun Valley residents. He and the City Council will be working with the County to hopefully arrive at a payment formula that will more fairly reflect the actual number of emergency calls generated by City of Sun Valley residents and guests rather than a per living structure basis.

## **OWNERS ADDRESSING THE BOARD**

Franz Suhadolnik was in attendance to observe the meeting. He asked if SVEA is planning to feed the elk. Jim Fletcher responded that the SVEA will not feed the elk. He further stated that if the City found the health, safety and welfare of its citizens would be best served by the City engaging in a feeding program, then with the proper protections from the City so SVEA would not face any financial exposure of any sort, the board would consider a proposal from the City to lease SVEA land for next winter. Mr. Suhadolnik encouraged a long-range plan and reported that he too has experienced landscape damage from foraging elk.

## **BUSINESS**

### **1. Adopt 2011 Board Goals**

A list of the goals as discussed at the February 18, 2011 workshop was reviewed. Following discussion the goals were amended by restating the second bullet under Communications to read: Increase electronic delivery of newsletter.

**MOTION:** Pete Petersen made a motion to adopt the goals as amended. Cris Thiessen seconded and the motion passed unanimously.

### **2. Report on Amenity Master Plan**

John Gaeddert has been hired to complete a SVEA Amenity Master Plan. He was in attendance and reported on his progress to date. John is in the process of reviewing the 2010 capital component schedule, the recent survey responses and the physical plant. He encouraged all board members to make any and all suggestions as we move through the process. The board has formed an Amenity Master Plan committee to interact with John and oversee the development of the new master plan.

### 3. Discuss Current Collection Policy and Bank Foreclosures

Discussion was held regarding the potential loss of dues revenue through bank foreclosures if the normal, 90-day period for a delinquency prior to filing a lien is followed. It was concluded the current collection policy will be amended to allow the recording of a lien against a bank at the time they take ownership of an Elkhorn property.

### 4. Report on Trail Meetings

Jim Fletcher provided an update on the ongoing communication taking place between SVEA and various owners and neighbors regarding the conceptual open space trails project. Even with the board and staff's outreach and efforts to discover objections and alleviate impacts there are still owners in the Parker Gulch area who are not satisfied with revisions to the conceptual plan and are contemplating legal action. In an additional effort to work with these owners, the Board agreed to hold off on finalizing plans in this area for at least a year, to give everyone time to fully consider the project.

## STAFF REPORT

The report was reviewed. Discussion of the staff-prepared preliminary plan for the new website was deferred to Committee Reports.

## COMMITTEE REPORTS

Architectural Design Liaison Committee- The ADC activity was addressed under Staff Report. Jan Kaas reported she had organized and would be participating in a workshop with several City employees to discuss overlapping or similar duties, as well as signs and unsightly utility boxes.

Audit Committee- No report.

Capital Improvements Committee- Chuck Williamson reported he is in the process of taking photos of the individual components listed in the capital schedule.

Communications Committee- Plans for the new website were discussed. Staff will work with the committee to determine the look and content and report to the board.

Executive Committee- Recent action was reported in the minutes of 2-18-11.

Finance Committee- Financial reports continue to be sent monthly to the board for review and comments and are then posted on the website.

Golf Committee- There has been no recent activity.

Insurance Committee- Nothing to report.

Nominating Committee- Margaret suggested board members visit with their Elkhorn friends and neighbors about serving on the board.

Recreation Committee- It was reported the Recreation Committee met earlier in the day and, along with other business, agreed on a recommendation that the board consider amending the current tennis guest fee structure as follows:

1. Tennis Guest Fees charged for open-play will be charged only at the Harker Center and only for the months of July and August between the hours 8:00 a.m. and 11:00 a.m.
2. No open-play guest fee will be charged for use of the Village Courts.
3. Only one (1) guest pass will be used on a per court basis (for singles or doubles play).
4. All fees and profit sharing with vendor will remain intact.

Following lengthy discussion the board agreed to support the committee's recommendation.

**MOTION:** Pete Petersen made a motion to accept the Recreation Committee’s recommendation to amend the tennis guest fee policy as presented. Margaret Walker seconded and the motion passed unanimously.

Sub Associations Liaison Committee- No annual meetings have been held.

**OTHER BUSINESS**

There was no other business to discuss

**ADJOURNMENT**

**MOTION:** A motion was duly made and seconded to adjourn the meeting at 2:50 p.m.  
Respectfully submitted,

\_\_\_\_\_  
Sid Alpert  
Secretary

/ml

3-28-11 BOD minutes – v-3  
Approved July 19, 2011

**SUMMARY OF MOTIONS & DECISIONS**

Motion or Decision	Page #
Minutes of February18, 2011 were approved as presented	1
Minutes of February18, 2011 Executive Committee were approved as presented	1
The board goals for 2011 were approved as amended	2
The current collection policy will be amended to allow for the recording of a lien against a bank at the time they take ownership of an Elkhorn property	3
The Board agreed to hold off on finalizing open space trail plans in the Parker Gulch area for at least a year, to give everyone time to fully consider the project.	3
Board approved the Recreation Committee’s recommendation re: tennis guest fees	3 & 4

**ACTION ITEMS**

Who	Does What	By When
Board	All to make any and all suggestions as we move through the amenity planning process	Ongoing
Marlene/Darlene	Finalize approved 2-18-11 minutes and post on web	4-15-11
Marlene/Ed	Prepare amendment for collection policy to be considered on 7-19-11	7-1-11
Staff/Communications Committee	Determine look and content of the enhanced website and report to the board	ASAP
Chuck/all staff	Take appropriate action re: changes to tennis guest fees	Ongoing