



**Sun Valley Elkhorn Association
Board of Directors Meeting Minutes
Thursday, March 12, 2026**

Attendance

Board Members	Staff, Counsel & Others
Oleg Elkhunovich - President	Jim Laski- Legal Counsel
Clark Furlow– Vice President	Linda Horensavitz- General Manager
Marlene Fletcher – Treasurer	Sue Ahern, SVEA ADC Coordinator
Pete Petersen – Secretary	KoriOnna Brune, SVEA Staff Member
John Sobba – Director (Zoom)	Jay Pedro, Operations Manager
Tom Kling- Director	Cammi Russell, SVEA Accounting
Rachel Clark – Director (Zoom)	
Nicholas Tan – Director	Owners and Others:
Jeffery Kingston – Director	
	16 Owners attended by Zoom
	16 Owners attended in person

Call to Order

Oleg Elkhunovich, board president, called the meeting to order at 2:00 PM.

Report from the City of Sun Valley

The mayor of Sun Valley, Peter Hendricks, and City Manager Jim Keating addressed the community on several items. Below are the highlights:

Title 7 / Policy 588: City staff have been directed to continue redrafting the proposed changes. This issue will be added to the agenda for the next City Council meeting, where public comment will continue to be allowed. The next City Council meeting is scheduled for April 5, 2026.

Highway 75 Construction Update: Construction will begin shortly and continue through October. The city is aiming for better coordination compared to last year, and initial progress has been promising.

E-Bike Ordinance: The city is currently drafting regulations to address safety concerns related to e-bikes. Key topics include the different types of e-bikes, speed limits, and potential city citations. The city looks forward to collaborating with SVEA staff to share this information with the community.

Fire Mitigation: The city is partnering with SVEA staff and the board to finalize a Memorandum of Understanding (MOU) that will enable the city to carry out fire mitigation efforts on SVEA property. The goal is to complete as much of this work as possible this year, starting in May.

Owners Addressing the Board



Pam Larson, (4023) – Mrs. Larson raised concerns, thoughts and suggestions on the City’s proposed e-bike rules. Staff will forward the owners’ thoughts to the city.

Approval of the Financial Reports

Nicholas Tan presented the first quarter financial report. The SVEA staff has made significant progress in collecting past due accounts. SVEA is collaborating with Charles Schwab to enhance the interest earned on the SVEA funds. It was noted that the Elkhorn merchandise will exceed the budget this year, as it was an unbudgeted item; however, we anticipate that the sales will offset the expenses.

Motion: Clark Furlow moved to approve the first quarter financials as presented, Marlene Fletcher seconded, and the motion passed unanimously.

Business

Review of SVEA 2026 Priorities

Linda Horensavitz presented the 2026 SVEA Priorities and the owner input on future considerations for SVEA. Clark Furlow suggests one change, under item 2: Village Parking LLC will be updated to Village Parking Association. No other action was taken on this matter.

SVEA Priorities- 2025-2026 (draft)

- 1. Continuing to build financial reserves**
 - a. Make Village Pool loan payments according to the established plan.
 - b. Adjust dues annually based on the Consumer Price Index (CPI) to support operations and reserves.
 - c. Invest reserves through the brokerage account in accordance with SVEA’s Financial Policies.
- 2. Resolve the Village Parking matters**
 - a. Village Parking Association
- 3. Preserve Elkhorn’s unique character.**
 - a. Preserve open spaces.
 - b. Establish a forward-thinking strategy for managing facilities and finances.
- 4. Wildfire Education and Mitigation Actions**
 - a. Partner with the City of Sun Valley and SV Fire to enhance the health, safety, and welfare of the neighborhood by utilizing the federal grant funds obtained by the city to improve fire safety measures.
 - b. Communicate and educate SVEA staff, sub-associations, and homeowners about wildfire risks and safety protocols.
 - c. Encourage proactive mitigation actions on SVEA properties including, within fire corridors.
 - d. Add Resource information to the SVEA website.
- 5. Build SVEA’s organizational capabilities and resilience.**



- a. Crosstrain staff while offering opportunities for learning and development.
- b. Develop a long term stability of the office staff.
- c. Provide excellent customer service on all levels.
- 6. Implement new technology to streamline the office processes**
 - a. Launch the newly expanded SVEA website by collaborating with owners and guests to ensure its effectiveness.
 - b. Increase billing efficiency by expanding electronic invoicing and the SVEA ACH program.
 - c. Adopt new technology and software to improve efficiency in office processing.
- 7. Expanded communication efforts:**
 - a. Collaborate with SV City to deliver essential information to our homeowners.
 - b. Promote communication with sub-associations.
 - c. Continue to encourage homeowners to register for electronic email communications.
 - d. Add an additional page to the website: Fillable forms for easy owner access.
 - e. Elkhorn Important phone numbers magnets – will be placed at all facilities for owner distribution.
- 8. Amenities**
 - a. Update the access systems for the Racquet Sports Facilities.
 - b. Increase the number of gazebos at the Harker Tennis area (providing uniform shade and appearance).
 - c. Provide additional shade at the Harker Pool Facility.
 - d. Implementation of the new racquet sports program.

Website Photos: Rachel Clark presented a proposal to update the photos and drone footage for the new website.

Motion: Clark Furlow moved to approve an amount not to exceed \$3,175.00 for Clear Mind Graphic & Joshua Wells Photography to provide photos and drone footage for the website, with the communications committee responsible for selecting the photos. Nicholas Tan seconded, and the motion passed unanimously.

Bank Account View Only Access: After some discussion Peter Petersen made the motion below:

Motion: Peter Peteresen moved to pass the resolution to allow the board treasurer and Finance Committee Co -Chairs view only access to the investment accounts online, Tom Kling seconded the motion, and the motion passed unanimously.

Sun Valley Elkhorn Association Resolution

Bank Account Online access to the Charles Schwab Accounts Updates for SVEA Funds

Be it resolved that the SVEA Treasurer and Finance Co-Committee Chair will be granted view-only access to the Charles Schwab accounts owned by the Sun Valley Elkhorn Association for the purpose of monitoring the investment accounts.



DATED March 12, 2026
SUN VALLEY ELKHORN ASSOCIATION, INC

Community School Grading Request: Representatives from the Community School (Mark Sindell and Chris Bromley) presented a forthcoming request to be allowed to access SVEA common area open space to grade an area located near the fire station that would allow them to add a widened bike path. It was noted that the bike path will not be on SVEA property. The Community School will be grading to avoid the construction of a retaining wall. The school is requesting a letter reflecting the approval from SVEA. It was noted that the City of Sun Valley has already approved the project. The SVEA ADC Committee is reviewing the plans and will make a recommendation to the board. Discussions took place regarding an agreement between SVEA and that addresses issues such as liability. No action can be taken at this time. SVEA asked that the Community School please reach out to the owners who live across the road from the proposed project.

Other Business:

Peter Petersen initiated a discussion item, proposing that the board consider providing tablets to board members and staff instead of traditional board meeting books. This transition could lead to long-term savings in staff labor, paper, and printing costs. A brief survey was conducted, revealing that all board members were receptive to using only electronic copies of board meeting materials, with physical copies provided only when necessary. It was also mentioned that some board members possess personal electronic devices that could be utilized. Staff will gather pricing information for the next meeting.

Motion: Clark Furlow moved that Sun Valley Elkhorn Association grant the Association's General Manager the authority to approve expenditures by the Association that are not expressly addressed in the current budget or that exceed the amount specified in the current budget provided: (1) each such expenditure is consistent with the requirements of the Elkhorn Master Declaration; (2) each unbudgeted expenditure does not exceed \$5,000 or each budgeted expenditure does not exceed the budgeted amount by more than \$5,000; (3) the General Manager notifies the members of the SVEA board by email at least 48 hours in advance of making such expenditure, and (4) the total of such expenditures within the fiscal year does not exceed the greater of the amount budgeted for contingencies and an amount equal to 2% of the total budgeted expenditures. Marleen Fletcher seconded and the motion was approved unanimously.

Staff Report:

Linda Horensavitz provided a staff report, below are a few of the highlights

- The new sound barriers for the pickleball courts have been ordered, with an estimated delivery window from April 2nd to April 16th.
- We have ordered parts for the repairs to the access gates at the racquet sports facilities. We will replace the scanner at Village Racquet Sports and the Harker Restroom, and we will also add a new scanner for access to the Harker Courts to ensure that only authorized individuals are using the facilities.



- Regarding Harker Pool, seven additional pergolas have been secured for the area. They will be installed before the pool opens and will replace the umbrellas that had to be closed due to wind last summer.
- For Harker Tennis, the additional shaded gazebos have arrived for the back courts and will be installed before the courts open.

Committee Reports

Tom Kling provided an update from the communications committee; the website is up and running and we are moving toward more electronic communications.

Oleg Elkhunovich provided an update on the executive committee, noting that the committee has not met. The objective is for the staff to work more independently while ensuring that the entire board remains well informed, which will reduce the necessity for committee meetings.

Nicholas Tan provided an update from the finance committee. The committee is collaborating with Charles Schwab on an investment plan for the capital funds and has secured an interest rate of 3.54%. Additionally, they will be reviewing the fee charges outlined in the collections policy.

Clark Furlow and John Sobba offered an update from the governance committee, stating that they will be examining the current policies, resolutions, and rules.

Peter Petersen and Marlene Fletcher shared an update from the recreation committee. Marlene is working to have a food truck available six days a week at the Village Pool. The committee has obtained seven new pergolas to replace the umbrellas at the Harker pool and is exploring options to enhance the pool facilities' lobbies. Furthermore, the fishing derby, fly fishing, and water aerobics will return this year.

Rachel Clark provided an update on the racquet sports committee, Scott Langs, the new Racquet Sports Director, will arrive about May 15, 2026. Thank you to the about 200 plus owners who responded to the survey that SVEA sent. The survey will be used to design the new program. The committee has almost all new members this year to allow for more owner participation.

Motion: Clark Furlow moved to executive session in accordance with Chapter 12 of the SVEA Bylaws and Idaho Code 55.3204 to discuss matters involving potential litigation with legal counsel. Peter Petersen seconded and the motion was approved unanimously. The convened into executive session.

Motion: Clark Furlow moved to return to open session, Peter Petersen seconded and the motion was approved unanimously. The board returned to open session.

Oleg Elkhunovich, the board president, called the open session to order at 4:30 PM.

Jim Laski, general counsel for the SVEA, outlined the appeal process for those present.



Gary Slette, the attorney representing the appellant, presented their case to the board. The appellant, John O'Shaughnessy, also addressed the board.

Karl Nichols, counsel for the applicant, presented his case to the board, followed by comments from the applicant, Jordan Wadsworth.

Jim Laki, general counsel who advises the SVEA Architectural Committee, subsequently presented his case to the board.

Gary Slette, attorney for the appellant, was given the opportunity for a rebuttal.

Karl Nichols, counsel for the applicant, was also granted additional time to speak.

(Please note that John Sobba, a member of the SVEA Board, left the meeting at 5:45 PM.)

Both parties were encouraged to consider mediation to resolve the issue and to notify Sue Ahern by 5:00 PM on Friday, March 13, 2026.

Motion: Clark Furlow moved pursuant to Paragraphs (b) and (d) of Section 55-3204 (2) of the Idaho Homeowner's Association Act and Article V, Section 12 of the SVEA Bylaws that the Board adjourn this meeting and reconvene in executive session for the purpose of deliberating the issues raised in the administrative appeal from the ADC's decision regarding proposed construction on Lot 17 of Willow Creek Subdivision and which discussion will involve consideration of records not subject to disclosure under Part 11 of Chapter 30 of Title 30. Peter Petersen seconded and the motion was approved unanimously. The convened into executive session.

Motion: Clark Furlow moved to adjourn from executive session, it was second, by Marlene Fletcher and the board returned to open session and the meeting was adjourned.

Respectfully submitted

Peter Petersen, Secretary