



**Sun Valley Elkhorn Association
Board of Directors Meeting Minutes
Friday, July 31, 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	Adam Keaton, Operations Manager
	Cammi Russell, SVEA Accounting
Rachel Clark – Director	Hadley Ally, SVEA ADC Coordinator
Nicholas Tan – Director	Owners and Others:
Jeffery Kingston – Director	
	16 Owners attended by Zoom
Tom Kling- Director – Absent	19 Owners attended in person

Call to Order

Oleg Elkhunovich, board president, called the meeting to order at 2:02 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:

The City of Sun Valley unveiled a new statue of a female Olympic medal winner, Suzie Corock-Luby, bringing the total number of sculptures to six.

The Recent Wildfire Event – The mayor commended the emergency response teams for their outstanding work during the recent Ohio Gulch wildfire in the Valley. He also urged all residents to remain vigilant during this fire season.

SVEA expressed our gratitude to the city for its recent partnership in fire mitigation efforts in Elkhorn.

Jim Keating provided a brief update on the city budget process and the IDT project, noting that Elkhorn Road is scheduled to open on time.

Owners Addressing the Board

Dorothy and Scott Mace – 106 Syringa – requested clarification on the guest fee waiver for racquet sports and how it benefits the owners. Rachel Clark answered, "This decision helps to ensure that the racquet sport pros have enough income to maintain the racquet sport professional staff." Research indicates that



SVEA lacks the financial capacity to support racquet sports professionals without additional external income.

Mindy Slovic – 110 Grey Eagle: Commented on the racquet sports program and the introduction of new racquet sports professionals.

Gloria Brown – 406 Morningstar: Expressed her disagreement with the board's decision regarding guest fees for racquet sports, as well as the recent closure of the Harker Tennis restrooms while the septic system was being addressed. The board confirmed that the waiver of guest fees will conclude when Elkhorn Road is reopened, and they acknowledged that the potential income loss had been considered during the decision-making process.

Brett Comstock, 111 Syringa, expressed that he is okay with the waiver of the guest fees if it is temporary, and then Brett thanked the board for their work. He believes only owners should play for free.

Hollis French 5 Aspen Lane - addressed the board with his thoughts on the importance of the Twin Creek Ponds and he appealed to the board to consider maintaining them and dredging them.

Peggy French 5 Aspen Lane – Mrs. French requested that the twin ponds be reserved to address the issue, and she inquired after the Sun Valley City project to address the culvert.

John O'Shaughnessy, 227 Bluebell, addressed concerns regarding the ADC and its processes.

The following online questions were addressed:

Q. What is the liability if a non-owner is hurt? A. We believe that the liability is the same for both owners and non-owners. We have insurance.

Q. Will the waiver of guest fees for the racquet sports end next Friday? A. Yes, if Elkhorn Road opens.

Approval of the Financial Reports

Nicholas Tan presented the first-quarter financial report included in the meeting package for the board. Below is an overview of the report: Year-to-date, the balance of cash and operating capital stands at \$1.88 million, reflecting a slight increase from the previous period. The Village pool loan amounts to approximately \$700,000, which is scheduled for full repayment in 2028. Total revenues reached \$1.665 million, exceeding the budget by \$14,000. Legal costs have decreased, and the reserve investments are beginning to yield returns.

Motion: Clark Furlow moved to approve the second quarter financials as presented, Nicholas Tan seconded, and the motion passed unanimously.

Business

Approval of the ADC Manual: This topic was tabled until the September meeting for further review of the document.



Twin Creeks Ponds Discussion: Clark Furlow provided a history of the Twin Creeks Ponds. No further action was taken on the Twin Creeks Ponds. It was noted that SVEA has a landscaping company that addresses the basic maintenance of the ponds (addresses algae etc.)

Adult Swim Discussion: The board discussed the proposal to establish designated adult swim times for the hot tubs at one or both facilities. This suggestion was brought up during the sub-association's presidents' meeting. After thorough discussion, no action was taken on the matter.

Harker Center Alarm Upgrade: The board discussed Harker Center alarm communication upgrade. This issue will be completed by the staff administratively.

Community School Grading Request: The board of directors reviewed the community schools' request and ADC's recommendation for approval of a temporary easement to perform the work needed to allow grading on the SVEA's open space and restore the area to its original condition.

Motion: Nicholas Tan moved to approve the resolution contingent upon the SVEA council's approval of the document granting an easement to grade the area as necessary for the project's upgrade. Clark Furlow seconded the motion, which was approved unanimously.

Other Business:

Clark Furlow provided a brief update on the Village parking lot negotiations to resolve the long standing parking concerns, negotiations continue and are in process.

Staff Report:

Linda Horensavitz provided a staff report, highlighting several key points:

- A heartfelt thank you to all staff and volunteers for making the owners' picnic possible. SVEA saved over \$8,000 last year.
- Pool Facility Use: In the past thirty days, over 6,400 patrons have checked in at the pool facilities.
- IDT reports that Elkhorn Road will reopen on schedule.
- Sample pool towels are available for review in Linda's office for a potential upgrade to the pool facility towels.
- SVEA is hosting 44 recreation committee events throughout the summer, from June 1st to the end of August.

Committee Reports

Rachel Clark provided an update to the communications committee, noting that SVEA has attempted to categorize emails by department. This effort aims to assist the owners. The staff will gather communication statistics for the board regarding email communications.



Oleg Elkhunovich provided an update on the executive committee, noting that they took one specific action.

Nicholas Tan provided an update from the finance committee. The following policy updates were reviewed and will be tabled for the September meeting and the SVEA general council review: update on the Collections Policy and update on the Finance Policy

Clark Furlow and John Sobba provided an update from the governance committee which is currently reviewing and cataloging SVEA's existing policies.

Peter Petersen and Marlene Fletcher reported on the recreation committee's activities. The board plans to schedule a walk through the facilities to prepare for discussions about potential improvements.

Rachel Clark shared an update regarding the racquet sports committee and the ongoing process of forming the committee.

Motion: Clark Furlow moved to enter the executive session in pursuit with the Bylaws section 12, Conduct of Meeting, to discuss employee issues, it was seconded by Marlene Fletcher and the board entered executive session.

Motion: Pete Petersen moved to exit the executive session, it was seconded by Marlene Fletcher and the board returned to open session and the meeting.

In open session it was noted that employment related issues were discussed. The meeting was then adjourned.

Respectfully submitted,

Peter Petersen, Secretary