



Minutes
Meeting of The Executive Committee
of The Board of Directors of Sun Valley Elkhorn Association
April 11, 2025

Attendance

Board Members	Staff, Counsel & Others
Jeff Mihalic, President	Linda Horensavitz, General Manager
Oleg Elkhunovich– Vice President	
Tom Eklund – Treasurer	
Pete Petersen – Secretary	

CALL TO ORDER

Jeff Mihalic, Board President called the meeting to order at 3:03 PM

ESTABLISHMENT OF A QUORUM

Jeff Mihalic (President), Oleg Elkhunovich (Vice President), Pete Petersen (Secretary), and Tom Eklund (Treasurer) were present, and together with Jeff, they constituted all the members of the Executive Committee. They all stated they had received valid notice of the meeting and waived any defect in notice, if one were determined to exist. Accordingly, a quorum was established. Jeff called the meeting to order.

Also in attendance was Linda Horensavitz, SVEA’s General Manager.

BUSINESS

Motion: Pete Petersen moved to go to a closed session, pursuant to Section 55-3204 (2) of the Idaho Homeowner’s Association Act and Article V, Section 12 of the SVEA Bylaws, to adjourn to executive session for the purpose of discussing personnel/employee-related issues. Tom Eklund seconded, and the motion passed.

Motion: Tom Eklund moved to come out of executive session and return to the general session; Pete Petersen seconded, and the motion passed unanimously.



Discussion commenced about financial-related issues, and a worst-case scenario of \$123,000 over budget to staff the amenities. Linda Horensavitz is taking steps to look for efficiencies to address and limit the budget overrun. Part of the budget overrun is the family medical emergency that Mark Lube is addressing. A spread sheet was reviewed showing the details of the scenario. Jeff pointed out that the anticipated budget overrun is anticipated to happen at the end of October 2025.

Sue Kwapich has completed all the necessary Capital Reserves transfers in the month of January.

With an anticipated overrun, we will need to repay the capital reserves next year, and that is an anticipated 8% increase to address that issue. (That would be CPI plus 5% for an anticipated 8% increase in next year's budget). Regarding next year's budget/assessment increase, the board spoke about the increased dues with CPI. This situation will make the required increase higher.

Despite offering all the amenities, Elkhorn's annual assessments are lower than those of other associations in the area. It is worth noting that our annual assessments are equal to the monthly assessments that other associations in the area pay. This is something for the board to consider in the budgeting process.

Linda Horensavitz provided an update on the Rental Amenity Program registration:

We have received eighteen long-term and thirty-nine short-term rentals signed up. Staff will have sent out eight reminders since the end of February, met with the rental companies, and updated the website with detailed information on the topic. We have distributed information and reminders through email and hard copy in the newsletter.

The discussion focused on capital reserves spending, specifically the \$100,000.00 that the recreation committee approved for the additional pool-related equipment/furniture. The committee decided that at this time it seems prudent not to move forward with the current spending.

Oleg inquired whether we have furniture; answer: the association in fact has furniture that pool patrons can use.

Linda Horensavitz must leave the meeting to address an upset owner and to address staff at the Village pool facility.

Pergola: The suggestion is that the committee find a commercial-grade pergola and then move forward.

Furniture: The current new furniture was purchased through Bed Bath & Beyond, and we think we can get another year out of the chair. We would like the committee to purchase two or three chairs and find a way to make the community part of the process before we purchase the new chairs. We will disperse the old furniture with the new, and owners will gravitate to what they like.

We are looking for commercial-quality items. At the time of the Harker Pool reconstruction, the staff bought what they could to meet the needs of the community.



Fire Pit: The vision was that Haker Pool would be members only. The suggestion is that we wait until the time frame after September if the situation allows us to. The staff should put off work on this issue until the project is financially viable.

Motion: Oleg Elkhunovich moved to authorize Linda Horensavitz to proceed with hiring contractors and staff to open and maintain the amenities through September of 2025 with the understanding that the potential overrun of the budget is up to \$123,000 above the approved budget; it was seconded by Peter Petersen.

Jeff Mihalic explained that this year’s budget process will be more detailed than in past years.

Motion: Pete Petersen moved to adjourn the meeting, Tom Eklund seconded, and the meeting was adjourned.

Respectfully submitted

Linda Horensavitz, General Manager Date