ELKHORN IN SUN VALLEY

Notice of Annual Meeting
January 9, 2027

Solicitation of Proxy

BOD Candidates

Pam Larsen
Rod Merrigan
Cynthia Webbe
Michael Weiss

Annual Meeting Agenda

CONTACT

Mailing Address

PO Box 1708
Sun Valley, ID 83353

208-622-7420

svea@elkhorninsunvalley.com

ELKHORN
IN SUN VALLEY

SUN VALLEY ELKHORN ASSOCIATION, INC.
NOTICE OF ANNUAL MEETING OF MEMBERS

Saturday, January 9, 2027 | 1:00 p.m.

November 23, 2026

Dear Elkhorn Members,

The Sun Valley Elkhorn Association ("SVEA") will hold its Annual Meeting of Members on **Saturday, January 9, 2027, at 1:00 p.m.** at **St. Thomas Episcopal Church, 201 Sun Valley Road, Sun Valley, Idaho.** Refreshments will be served during a social time prior to the meeting, beginning at 12:30 p.m.

You may attend in person or by Zoom at the link below. If you plan to attend by Zoom, please vote online or return your proxy before the deadline. If you have submitted your proxy by the deadline and wish to change your vote, you may do so at the meeting.

https://us06web.zoom.us/webinar/register/WN_AKuSJxnoSL2U-Y0z3i4KMQ

Business of the Meeting

- Election of three (3) Directors to the SVEA Board
- Presentation of the annual financial statement of the Elkhorn Maintenance Fund
- Other business that may come before the meeting

PLEASE VOTE — Your Vote Helps Us Reach a Quorum

The meeting can conduct business only if members holding a majority of the total votes are present in person or by proxy. Please vote online or return your proxy by 11:59 p.m. (Mountain Time), Wednesday, January 6, 2027, even if you plan to attend. Instructions for each way to vote are enclosed.

Election of Directors

Three seats on the Board are open this year, each for a three-year term. Four candidates are seeking election:

- Pam Larsen
- Rod Merrigan
- Cynthia Webbe
- Michael Weiss

Candidate applications and biographies are enclosed.

Cumulative Voting

Board elections use cumulative voting. Because three seats are open, each property has three (3) votes. You may:

- give one vote each to three candidates,
- give two votes to one candidate and one vote to another, or
- give all three votes to one candidate.

You may not cast more than three votes per property. A ballot or proxy that casts more than three votes will not be counted for the election. If you own more than one property, you have three votes for each property. The three candidates who receive the most votes are elected.

Enclosures

- Voting Instructions
- Proxy
- Candidate applications and biographies
- Meeting agenda
- Self-addressed, stamped return envelope

Financial Information and Member List

SVEA's approved Operating and Capital Budgets for fiscal year 2026–2027 are posted on the SVEA website, and printed copies are available at the SVEA office. The audit for fiscal year 2025–2026, prepared by Mahlke Hunsaker & Company, CPAs, is expected by mid-December and will be posted on the website when available.

A list of members entitled to vote is available for inspection at the SVEA office beginning two business days after this notice is sent and through the meeting.

Your participation in SVEA's governance process is greatly appreciated.

Sincerely,

SVEA Board of Directors



Pam Larsen

CONTACT

Elkhorn Address

4023 Bluff Condo Dr.
Sun Valley, ID 83353

davidlarsen08@comcast.com

Biography

I am a retired attorney. During my career I worked in both the public and private sector in Utah and Idaho. I worked in Salt Lake City for over 20 years for a large multi-state health insurance and retirement benefit administration company managing the inhouse legal department and litigation. My husband and I have four grown adult children and six grandchildren. We live in Elkhorn most of the year. I grew up in Hailey and I love the area! I am very passionate about preserving the beautiful and fun place where we live. I have worked with many charities and non-profits including, but not limited to serving for eight years as Secretary to the Ronald McDonald House Board in Salt Lake City; making princess wigs for children cancer patients in Utah and Idaho; volunteering for Camp Rainbow Gold; volunteering for the Ketchum Community Dinner Program, and other charities in the Wood River Valley. I served seven years on the Bluff Condominium Board, including being HOA President for four years. We greatly enjoy the paths, trails, skiing and all of the wildlife in the area. I am running for the Board because I love being very involved in the Elkhorn community and spending time with our friends and neighbors.

ELKHORN
IN SUN VALLEY

SUN VALLEY ELKHORN ASSOCIATION
Board of Directors Application

Name: Pamela Larsen

Elkhorn Ownership: 4023 Bluff Condo Drive Years Owned: 13 Years in Blaine Co: 20 +

Permanent Residence (if other than above): 3449 Polk Avenue, Ogden, Utah

Email Address: davidlarsen08@comcast.net Telephone: (801) 540-5161

1. I reside in Elkhorn/Sun Valley: Full-Time ____ or Part-Time X . If part-time, please indicate # of months per year 9
2. I own a: Single Family Home ____ Vacant Lot ____ Condominium/Townhome X
3. I have the time to prepare for and attend four to six Board meetings per year: Yes X No ____
4. I have the time to participate in four to six committee meetings per year: Yes X No ____
5. Please indicate number of years past experience with (and explain if needed):
   - 40 For Profits or Not-For-Profits
   - 8 Homeowner Association Board
   - 4 Homeowner Association Committee
   - ____ Homeowner Association Operations
   - 45 Other Volunteer Work

   Prior to retirement I workd as an attorney for profit and not for profit corporations. I also have served on various Boards including being very involved in our condo association board as President and serving on mulitple sub committees of the Board.
6. Please explain in more detail your past experience as noted above and how it may be applicable to the Elkhorn Association.
   When our HOA was in the process of changing our property manager, I interviewed & researched various managers to present to the Board. I was on the Ronald McDonald House Board for 8 years serving as Secretary to the Board & on the Governance & Finance sub-committees.
7. What prompted you to apply for a Board position, why would you like to serve? I like to be involved in the community. I have the time to volunteer. I love living in Elkhorn and I want to preserve our community. I have always been involved in our communities and I like to connect with our friends and neighbors.
8. Please prioritize what you feel are the five most important issues to be tackled by the Elkhorn Board in the next few years:
   - 5 Finances (budgets, capital reserves, etc.)
   - 6 Governance Process (election, Board processes, etc.)
   - 4 Open Space/Land Use
   - 7 Swimming
   - 8 Tennis
   - 1 Trails
   - 3 Wild-fires
   - 2 Wildlife
   - ____ Other
9. Based on your knowledge of current SVEA issues, which area(s) do you feel you would add the most benefit to the Elkhorn community and why? With the current changes to the SVEA management, my background as an attorney & community member would be helpful. It is also important to plan & manage the growth of our community to balance wildfire risk & wildlife along with the needs and wants of the owners in order to preserve the community all of us love.

Date: 9-16-26 Signature: Pam Larsen

Please complete this application, attach your photograph and a short (not to exceed 350 words) biography and return via email to the Association office svea@elkhorninsunvalley.com. Your information, as provided, will be included in the Annual Meeting Mailing to all SVEA Owners.



CONTACT

Elkhorn Address

3560 Ranch
Sun Valley ID, 83353

merrigan16@gmail.com

Rod Merrigan

Biography

My name is Rod Merrigan, and I was raised on a family farm in southern Idaho. I earned a degree in Landscape Horticulture from the University of Idaho and have spent my entire career working in the agricultural industry that shaped my values of hard work, stewardship, and community. I have been married for 25 years. My wife and I have one daughter, who is currently attending law school at the University of Idaho's Boise campus. Thirteen years ago, we purchased our home at The Ranch. We were drawn to the Sun Valley area for its natural beauty, the safety and serenity of the Wood River Valley, and the opportunity to create lasting memories. Its proximity to our primary residence—just 90 minutes away—made it the perfect place for a second home and a long-term investment for future generations.

Throughout my career in the agricultural industry, I've managed teams, overseen budgets, and developed sustainable strategies—all of which are relevant to serving a community association with long-term needs and diverse stakeholders. I've previously served on The Ranch Board of Directors where I worked with fellow members on capitol expenditures, budgets, rules and new ideas to keep our properties relevant. These experiences have prepared me to contribute to the SVEA Board. I'm seeking a position on the SVEA Board because I care deeply about the Elkhorn community and want to contribute in a meaningful way. As a native Idahoan, I believe my background, experience, and thoughtful approach can help bring valuable perspective and balance to the board. I'm committed to ensuring Elkhorn remains an exceptional place to live, vacation, and enjoy life—for all residents and visitors alike.

ELKHORN
IN SUN VALLEY

SUN VALLEY ELKHORN ASSOCIATION
Board of Directors Application

Name: Rod Merrigan

Elkhorn Ownership: The Ranch Years Owned: 12 Years in Blaine Co: 12

Permanent Residence (if other than above): 234 Glenna Drive Kimberly, ID 83341

Email Address: merrigan16@gmail.com Telephone: 208-308-4405

1. I reside in Elkhorn/Sun Valley: Full-Time ____ or Part-Time x . If part-time, please indicate # of months per year 1
2. I own a: Single Family Home ____ Vacant Lot ____ Condominium/Townhome x
3. I have the time to prepare for and attend four to six Board meetings per year: Yes x No ____
4. I have the time to participate in four to six committee meetings per year: Yes x No ____
5. Please indicate number of years past experience with (and explain if needed):

____	For Profits or Not-For-Profits	____	Homeowner Association Operations
6	Homeowner Association Board	____	Other Volunteer Work
____	Homeowner Association Committee		

6. Please explain in more detail your past experience as noted above and how it may be applicable to the Elkhorn Association.
I was elected to the Ranch board and served for 6 years. One of my contributions was my experience and background in landscape horticulture. I was involved in the tree removal and replacement plan. I contributed to the annual budget discussions, especially those associated with landscaping. The second contribution was to bring balance and perspective to bridge the divides of the Ranch community.

7. What prompted you to apply for a Board position, why would you like to serve? As I completed my maximum term on the Ranch board, I wanted to continue to be involved in the Elkhorn community, and use my strengths to make sure Elkhorn continues to be an outstanding place to live, vacation, and enjoy life.

8. Please prioritize what you feel are the five most important issues to be tackled by the Elkhorn Board in the next few years:

2	Finances (budgets, capital reserves, etc.)	____	Tennis
3	Governance Process (election, Board processes, etc.)	____	Trails
1	Open Space/Land Use	4	Wild-fires
____	Swimming	____	Wildlife
		5	Other

To make sure Elkhorn continues to be a safe space, with smart development, so that people will want to continue to come to the valley.

9. Based on your knowledge of current SVEA issues, which area(s) do you feel you would add the most benefit to the Elkhorn community and why? Land development, greenspace use, and to bring The Ranch homeowners perspective to the SVEA board.

Date: 9/21/2026 Signature: ____

Please complete this application, attach your photograph and a short (not to exceed 350 words) biography and return via email to the Association office svea@elkhorninsunvalley.com. Your information, as provided, will be included in the Annual Meeting Mailing to all SVEA Owners.



Cynthia Webbe

CONTACT

Elkhorn Address

2694 Ridge
Sun Valley ID, 83353

cynthiawebbe@yahoo.com

Biography

The first time I visited Sun Valley was the summer of 1976. I knew instantly that this was not only a special place but where I wanted to live at some point. The time has come and with it, my interest in being involved in my community. I have owned four properties over the years in the Valley. The last two have been in Elkhorn, the Bluffs and now the Ridge. I am a convert. Sun Valley has more sun, more wildlife, easier access to trails, tennis, golf and all the things that enrich someone's life. Professionally, I have spent much of my career as a small business owner. I understand the bottom-line and the importance of operating in the black because as a small business owner, you are the last paid. I know how to balance the goals of a business with the demands of the customer. Personally, I have served on many committees and boards. I am the secretary of the HOA I currently live in. I was the committee chair of the tennis committee at my tennis club. I am currently on the social committee. At my yacht club, I was on the auxiliary committee. I enjoy working on a team and setting goals and achieving successful events for all members and guests.

ELKHORN
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SUN VALLEY ELKHORN ASSOCIATION
Board of Directors Application

Name: Cynthia Webbe

Elkhorn Ownership: The Ridge Condominiums Years Owned: 1.5 Years in Blaine Co: 22

Permanent Residence (if other than above): 20 Laurel Avenue Belvedere CA* Relocating to Sun Valley fulltime Feb 2027

Email Address: CynthiaWebbe@yahoo.com Telephone: _____

1. I reside in Elkhorn/Sun Valley: Full-Time ____ or Part-Time x . If part-time, please indicate # of months per year 6
2. I own a: Single Family Home_____ Vacant Lot _____ Condominium/Townhome x
3. I have the time to prepare for and attend four to six Board meetings per year: Yes x No _____
4. I have the time to participate in four to six committee meetings per year: Yes x No _____
5. Please indicate number of years past experience with (and explain if needed):
   - 30 For Profits or Not-For-Profits
   - 25 Homeowner Association Board
   - 25 Homeowner Association Committee
   - 25 Homeowner Association Operations
   - 25 Other Volunteer Work

   Other Volunteer work includes different committees at my tennis club Belevedere Tennis Club and San Francisco Yacht Club in Tiburon
6. Please explain in more detail your past experience as noted above and how it may be applicable to the Elkhorn Association.
   In California, I have been the Secretary of my HOA since 2003. That experience has given me the ability to research answers and a great un
   understanding of the importance of working in compliance. In California, there are many state regulations and the Davis Stirling Act which
   dictates how associations are to be run.
7. What prompted you to apply for a Board position, why would you like to serve? I am relocating to Sun Valley full time and would like to
   be involved in my community. I have played a lot of tennis over the years at Harkers and Elkhorn and feel that I have a good basic
   understanding of how tennis clubs and committees work. I was the chair of the tennis committee at my club in Belvedere.
8. Please prioritize what you feel are the five most important issues to be tackled by the Elkhorn Board in the next few years:
   - 1 Finances (budgets, capital reserves, etc.)
   - _____ Governance Process (election, Board processes, etc.)
   - 2 Open Space/Land Use
   - _____ Swimming
   - 4 Tennis
   - _____ Trails
   - 3 Wild-fires
   - 5 Wildlife
   - _____ Other
9. Based on your knowledge of current SVEA issues, which area(s) do you feel you would add the most benefit to the Elkhorn community and why? I can make the greatest im[pact in the tennis community. I already am aware of the facilities and have an
   understanding of tennis/pickle ball at my current club. In addition, I am currently a member of the social committee at my tennis club and
   Could also leverage those skills.

Date: 9/30/2026 Signature: CWebbe

Please complete this application, attach your photograph and a short (not to exceed 350 words) biography and return via email to the Association office svea@elkhorninsunvalley.com. Your information, as provided, will be included in the Annual Meeting Mailing to all SVEA Owners.



Michael Weiss

CONTACT

Elkhorn Address

104 Mayleaf Rd
Sun Valley ID, 83353

michael.weiss@akerman.com

Biography

Hi. I am Michael Weiss. My wife and I first purchased in Sun Valley in 2016 and purchased our home in Elkhorn in 2020. We remodeled our home for the next 3½ years, working with the Association and getting to know its wonderful staff and members (our neighbors) along the way. We greatly enjoy Elkhorn, its beautiful streets and neighborhoods, trails, amenities, and all the wonderful things Elkhorn has to offer. I am currently serving as a Co-Chair of SVEA's Finance Committee and have enjoyed learning about SVEA's organization and plans for the future. I have been an attorney for 30 years, have degrees in economics and mathematical economics, have worked for the Federal Reserve Bank in its economic research and policy group, have served as a Deputy Attorney General for the California Department of Justice representing California's Department of Insurance, Franchise Tax Board and Department of Real Estate, and currently work
for a large law firm where I serve as Co-Deputy Chair of the firm's Litigation Practice Group and as the Office Managing Partner of the firm's Los Angeles office. I look forward to applying my knowledge and experience to continuing to maintain and improve
Elkhorn for decades to come. Thank you for your consideration.
Mike

ELKHORN
IN SUN VALLEY

SUN VALLEY ELKHORN ASSOCIATION
Board of Directors Application

Name: Michael Weiss

Elkhorn Ownership: 104 Mayleaf Road Years Owned: 6 Years in Blaine Co: 10

Permanent Residence (if other than above): 3759 Longview Valley Road, Sherman Oaks, CA 91423

Email Address: michael.weiss@akerman.com Telephone: 818-599-5296

1. I reside in Elkhorn/Sun Valley: Full-Time ____ or Part-Time X . If part-time, please indicate # of months per year 2 to 3
2. I own a: Single Family Home X Vacant Lot ____ Condominium/Townhome ____
3. I have the time to prepare for and attend four to six Board meetings per year: Yes X No ____
4. I have the time to participate in four to six committee meetings per year: Yes X No ____
5. Please indicate number of years past experience with (and explain if needed):
   - 30 For Profits or Not-For-Profits
   - ____ Homeowner Association Board
   - 1 Homeowner Association Committee
   - 20 Homeowner Association Operations
   - 20 Other Volunteer Work

   I've represented companies and HOAs in financial transactions and litigation. I've owned six different properties that are within HOAs and currently own two properties in an HOA. I am currently a Co-Chair of the SVEA Finance Committee.
6. Please explain in more detail your past experience as noted above and how it may be applicable to the Elkhorn Association.
   I believe my experience and strong interest in maintaining and improving Elkhorn for decades to come will benefit SVEA.
7. What prompted you to apply for a Board position, why would you like to serve? I have enjoyed my involvement in the Finance Committee and getting to know SVEA's members, and would like to be more involved with and be of assistance to SVEA and its members.
8. Please prioritize what you feel are the five most important issues to be tackled by the Elkhorn Board in the next few years:
   - 1 Finances (budgets, capital reserves, etc.)
   - 4 Governance Process (election, Board processes, etc.)
   - 5 Open Space/Land Use
   - ____ Swimming
   - ____ Tennis
   - 3 Trails
   - 2 Wild-fires
   - ____ Wildlife
   - ____ Other
9. Based on your knowledge of current SVEA issues, which area(s) do you feel you would add the most benefit to the Elkhorn community and why? Land use and finance, because I have experience in both areas. I also am interested in wildfire prevention and response.

Date: September 29, 2026 Signature: [signature]

Please complete this application, attach your photograph and a short (not to exceed 350 words) biography and return via email to the Association office svea@elkhorninsunvalley.com. Your information, as provided, will be included in the Annual Meeting Mailing to all SVEA Owners.

ELKHORN
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SUN VALLEY ELKHORN ASSOCIATION
2026 ANNUAL MEETING
AGENDA

Saturday, January 9, 2027
1:00 p.m. Meeting
In-Person & Zoom Virtual Meeting

https://us06web.zoom.us/webinar/register/WN_AKuSJxnoSL2U-Y0z3i4KMQ

I. Call to Order - 1:00 p.m.

II. Establishment of a Quorum

III. Approval of 2025 Annual Meeting Minutes

IV. Voting for Board of Directors

V. Financial Reports

VI. Board Report - 2026 Year in Review

VII. Announcement of Voting Results

VIII. Other Business

IX. Adjournment