

**Surprise Valley Homeowners' Association, Inc.
 Surprise Valley Recreation Facility, Inc.
 December 14th, 2020 Meeting Minutes**

Butch Henry (observer) (Overlook)	Present	Steve King (H/49)	Present
Steve Shipp (B/41)	Present	Alan Kahn (I/39)	Present
Gary Wiggins (C/28)	Absent	Derek Schouman(J/49)	Absent
Tom Wicher (D/37)	Present	James Barbera(K/60)	Absent
Christa Schooley (E/69)	Present	Lisa Patterson (L/18)	Present
Garima Dembla (F/28)	Present	John Kirkpatrick, Manager	Present

Meeting was called to order at 6:07 pm, by Tom Wicher who presided. The November Board meeting was canceled, so there were no meeting minutes to approve.

Neighborhood Manager's Report

- A proposal by Jeannie Morris to install a Lending Library on the Farmhouse porch was discussed. After discussion, a motion to approve was made by Steve Shipp and seconded by Lisa Patterson. The motion carried unanimously.
- Farmhouse Rentals – John informed the board that all Farmhouse reservations for the remainder of the year have been canceled by the renters.
- Fitness Room - The board recommended continuing to keep the fitness room open with increased signage that defines the rules and expectations. Professional cleaning services are provided once per week. Users of the equipment are expected to sanitize the equipment after use.

President's Report

- Tom advised the board of the results from the Small Claims irrigation hearing.
- The proposed 2021 budget and planned capital expenditures were reviewed by the board. After discussion, Steve Shipp motioned to approve; Lisa Patterson seconded the motion. The motion passed unanimously.
- Homeowner Transfer fees were discussed. After comparing transfer fees of other HOA's and a discussion on the purpose of transfer fees, a motioned to increase the current transfer fee from \$400 to \$500 was made by Steve King and seconded by Steve Shipp. The motion to passed.

Treasurer's Report

- Income: is 99% of plan to date:
 - Transfer fees are over plan.
 - Interest income, Farmhouse Rental Fees, and Late Fees are under plan.
- Expenses: are 87% of plan overall:

- Farmhouse expenses are 85% of plan overall: Cleaning, mailbox maintenance and supplies budget items are over plan.
- Landscape expense are 87% of plan overall: Tree & shrub maintenance is over plan due to canopy work at the Amity road entrance; this work will be finished in 2021. Additional fertilization of “stressed” Armstrong Maples also contributed to the overrun.
- Additional charges are expected for mut mitts, solid cedar fence repairs and irrigation parts.
- Pool and Utilities expenses sit at 78% and 82% of plan respectively

Landscape Updates

- The landscape season is complete; however, mutt mitt resupply and weekly garbage rounds continue.

CC&R and ACC Report

- Karen Sander, 5331 S. Hayseed, custom fence gate- approved
- Amaura Mitchell, 5680 Basalt, new roof and gutters – approved
- George Diwachak, 6324 S. Schooner, French drain, backyard shed and replace fence – approved
- Christa Schooley, 5581 E. Stageline, backyard pergola - approved

Old Business – There was no old business.

New Business – There was no new business.

Next Board Meeting - will be conducted on January 11th, 2021.

Adjournment - The meeting was adjourned at 7:34 P.M.