

**Surprise Valley Homeowners' Association, Inc.  
 Surprise Valley Recreation Facility, Inc.  
 August 10th, 2020 Meeting Minutes**

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

Meeting was called to order at 6:06 pm, by Tom Wicher who presided. The Board approved the July 13th, 2020 meeting minutes. Motion for approval was made by Gary Wiggins, seconded by Steve Shipp. Motion passed unanimously.

**Neighborhood Manager's Report – John Kirkpatrick**

- Pool Status
  - Crowds/guests: Pool attendance is lower during off peak times and is more crowded on Friday nights and weekends. Several homeowners continue to bring guests and non-residents. Overall, attendance is down from last year.
  - No major issues with pools so far.
- Tennis Court Security
  - Tennis court gate lock installation will be reviewed in 2021, due to major modifications needed to install. New gates and the squaring up of the tennis fence supports is required for locks to work properly.
- ACC Violation fines
  - John will confirm with SV lawyer if fines for noncompliance of CCR's is enforceable.

**President's Report – Tom Wicher**

- Homeowner's handbook:
  - Proposed changing the Surprise Way fencing back to HOA responsibility. Maintenance and repair continuity along with administrative difficulties were main reasons. Tom will follow-up with the proposed revision for the board to review.
- Fence bottom rail replacement:
  - Repairs are needed to the solid wood fence along Surprise Way in Sweetgrass area. A request was made to have the fencing contractor give an estimate on bottom fence rail replacements. Additionally, homeowners will be required to reimburse where the decay was caused by a homeowner issue.

**Treasurer's Report – Steve King**

Income:

- Income from dues YTD is 73% of budget
- Irrigation income is 73% of budget
- Transfer fee income is above of plan, there were 3 transfers this past month
- Farmhouse rental income is just 14% of plan, no surprise
- Just one homeowner is past due. AR balance is virtually zero

Expenses:

- Overall Admin expenses are 52% of budget, tracking with plan
- There was a small legal expense for preparing the COVID Waiver
- Overall Farmhouse and Landscape expenses are 42% and 52% of budget, respectively.
- Mailbox repair/signage sits at 95% of budget.

### **Landscape Report – Steve King**

- North RIM firebreak weed-whacking was completed, thx to Hopkins
- BLM personnel toured and photographed sites. The BLM said the firebreak efforts were a good example for other communities to follow.
- BLM toured north rim near the condos. They considered this to be a very low fire danger area due to ongoing irrigation. One area of concern is an east end willow tree. BLM suggested putting a FIRE plan in place to be able to turn on sprinklers in the event of fire. Terry will follow-up with preparing the Overlook HOA fire plan.
- 3rd of 4 perimeter mowing's was completed
- Requests to trim wild rose bushes and trees in the natural area below the Overlook condo's was discussed. Terry Baird made a motion to approve the HOA's prepared response to the landscaping requests. This document outlines the HOA's actions for vegetation control in the natural area and will serve as guidance for future requests. The motion was seconded by Steve King and passed unanimously.
- For reseeding the 20 ft fire buffer along the north rim, the BLM suggested applying a herbicide for controlling cheat grass this fall, then consider reseeding next fall.

### **CC&R and ACC Report – John Kirkpatrick-**

- Dave McCollum, 6126 S. Settlement Way, replace existing outside stairs with spiral stairs – approved
- Malcolm Mingay, 5837 ES. Horseshow Pl, patio cover – approved
- Scott Sliney, 5694 S. Schooner Way, New shingles – approved
- J. Perry Giffen, 6076 S. Schooner Pl, backyard dining area, pavers, fire pit – approved
- Fabio Pellizzer, 6142E. Settlement Ct, replace patio pergola with a balcony – pending committee review.

### **Old Business –**

- Acceptable earth tone house colors were discussed. It was decided that pictures of homes with approved house colors would be kept in a folder for homeowners inquiring about acceptable house colors.

### **New Business – None**

**Next Board meeting will be conducted on** September 14th, 2020.

**Adjournment -** The meeting was adjourned at 7:31 P.M.