

**Surprise Valley Homeowners' Association, Inc.
Surprise Valley Recreation Facility, Inc.
July 13th, 2020 Meeting Minutes**

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|---|-------------------|--|------------------|
| 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) Eldon Crockett (Alt) | Present Absent | Phil Emanuel (K/60) | Absent |
| Christa Schooley (E/69) | Present | Lisa Patterson (L/18) Steve Patterson (Alt) | Absent Absent |
| Garima Dembla (F/28) | Present | John Kirkpatrick, Manager | Present |

Meeting was called to order at 6:03 pm, by Tom Wicher who presided. The Board approved the June 8th, 2020 meeting minutes. Motion for approval was made by Steve Shipp, seconded by Steve King. Motion passed unanimously.

Neighborhood Manager's Report – John Kirkpatrick

- Pool Status
 - Pool Attendants: Hired one new pool attendant, Peter Fisher will replace Gavin Jackson.
 - 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. Some residents have requested more pool monitoring.
 - Plaster around the drain at the Satellite Pool has shown signs of cracking. Nick from Spartan Pools will examine after pool season.
 - Waiver results: 50% of the Homeowners have signed waivers for pool and fitness access.
- Tennis Court Security
 - A card reader system will cost approximately \$6,000 to install which includes trenching, power and card reader system. Since the card reader is not cost effective, John will price installation of a manual key/combo lock system.

President's Report – Tom Wicher

- Micron/Simplot Water Rights has applied for a water right adjustment to increase its Boise River water right to 26 cfs, the full amount under the Micron Pump Agreement. Micron is also installing an additional 400 HP pump at the pumping station. Tom will investigate how this affects the pump agreement, but it doesn't appear that it will increase Surprise Valley cost since our portion of the pump expenses is capped.
- City of Boise Water Lease – The water lease agreement for Bowler Park is almost ready for signatures. The board approved proceeding with execution of the agreement.

Treasurer's Report – Steve King

- AR balance is near zero, one homeowner is delinquent (privileges suspended). Thanks to John K. for his efforts to monitor delinquent accounts.

- With one half of the year completed, the HOA income is at 51% of budget YTD and expenses are 41% of budget YTD.
- A careful review of spending vs. budget is ongoing. Pool and tennis court maintenance is expected to be higher than budget due to increased pool cleanings.

Landscape Report – Steve King

- Trees were planted. At the satellite pool (1 - 10-foot spruce), Canyon Point (1 crabapple) and draw park across from Stageline (3 Poplars)
- Surprise Valley walking path was edged (1 of 2 this season)
- Draw park trimming and clean is up underway
- Trimmed back birch trees near Survival, more to do there on pending chipper day
- Kochia field herbicide application was completed
- Ongoing trimming efforts along walking and bike path
- North rim walking paths are to be mowed, firebreak work is pending
- Requests to trim wild rose bushes and trees in the natural area below the Overlook condo's was discussed. Steve King, Terry Baird and Dereck Schouman agreed to review this request.

CC&R and ACC Report – John Kirkpatrick-

- Dave and Karen Humphrey, 5675 S. Schooner Way. Fence line extension – approved
- Rajesh Kamana, 5626 S. Cliffsedge. Paint house Needlepoint Navy w/ white trim – approved
- Shannon Flory, 6184 S. Settlement way. Paint house. Briarwood – approved.
- Amaura Mitchell, 5680 S. Basalt. Attached shed – approved.
- Andy Gabiou, 5621 S. Cliffsedge. Tree removal – approved
- Clint Whitehead, 5918 S. Settlement Way. Replace shingles – approved.
- Dave and Karen Humphrey, 5675 S. Schooner Way. Repair front stone facia – approved. Front driveway replacement approved pending concrete color, not tan color as requested.
- Thomas Diggins, 5713 S. Schooner Way. Replace driveway and add front concrete patio, concrete color – approved
- Marnie Ririe, 5754 S. Schooner Way. Hot tub back side yard – approved.
- Karen Sander, 5331 Hayseed Way. Storage pod in driveway during kitchen remodel. – approved pending neighbor notification.
- Brian Mayer, 6025 S. Settlement Way. Front yard tree removal.
- Bhanu Prakash Yarlagadda, 6147 S. Settlement Way. New shingles and solar panels - approved

Old Business – None

New Business – None

Next Board meeting will be conducted on August 10, 2020.

Adjournment - The meeting was adjourned at 7:38 P.M.