

**Surprise Valley Homeowners' Association, Inc.
Surprise Valley Recreation Facility, Inc.
October 12, 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)	Present	Derek Schouman(J/49)	Present
Tom Wicher (D/37)	Present	James Barbera(K/60)	Present
Christa Schooley (E/69)	Absent	Lisa Patterson (L/18)	Absent
Garima Dembla (F/28)	Present	John Kirkpatrick, Manager	Present

Meeting was called to order at 6:07 pm, by Tom Wicher who presided. The Board approved the September 14th, 2020 meeting minutes. Motion for approval was made by Gary Wiggins, seconded by Steve Shipp. Motion passed.

Neighborhood Manager's Report - John Kirkpatrick

- Irrigation system blowout for homeowners is scheduled for Saturday, Oct 24th and Sunday, Oct 25th.
- Pool Monitor bonus was discussed and approved.
- Assistant Manager resignation was discussed and accepted. A substitute will be scheduled as needed when John is not available.

President's Report – Tom Wicher

- Excess water rights are preserved through a lease with the Dept of Water Resources Water Supply Bank. We are currently renewing this lease, which has a five-year term.

Treasurer's Report – Steve King

INCOME:

- Income YTD is near plan, transfer fees are 100% of plan, there were minimal Farmhouse rentals - as expected, there is just one homeowner in arrears over 90 days, thanks John.

EXPENSES:

- Admin: on plan at 65% of budget - no issues expected
- Farmhouse: 65% of budget overall, the "mailbox/signage" category is higher than budget, but necessary work needs to be done.
- Landscape: overall at 75%, "tree and shrub maintenance" is over plan due to Armstrong Maple canopy work, unanticipated large tree removals, and storm cleanups.
- Pool/Tennis: 50% of plan at this point. Pool attendant expenses are \$1,753 for the season. *(Spartan will need to check on plaster repairs at the Satellite pool now that season is over.)*
- Utilities: 70% of plan, no issues expected.

Landscape Report – Steve King

- Hopkins is gearing up now for fall leaf cleanup
- Fertilizations are completed for the season
- Moved one large rock to location at the point of the HWY 21 entry island where we lost a tree, and moved three rocks to the bed at the Amity entrance near the accident site.
- Trimmed plants at end of HWY 21 entry island to improve vehicle sight distance.
- The Crabapple tree fruit inhibitor was not successful this year. Hopkins will cleanup the falling crab apples.

CC&R and ACC Report – John Kirkpatrick

- Jane and Rick Shaine, 5682 S. Basalt, paint front door – approved
- Cliff and Brandee Tenley, 5931 S. Schooner Pl. front yard planting bed – approved
- Dawn Retzlaff, 5467 Farmhouse, remove two cottonwood trees – approved
- Byung-Jun Ra, 5552 S. Basalt Ave, remove front yard tree – approved
- Clive Strong, 6244 S. Survival Pl, new roof – approved
- Jay Hovde, 6202 S. Schooner Pl, repaint house – approved
- Ray and Kim Wessels, 6249 S. Survival Pl, new roof – approved
- Greg Dawidczik, 6036 S. Settlement Way, new roof – approved

Old Business – The handbook will be updated to state that gray is the only acceptable stain color for concrete sidewalks and driveways.

New Business – There was no new business.

Next Board meeting will be conducted on November 9th, 2020.

Adjournment - The meeting was adjourned at 6:48 P.M.