

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

Butch Henry (observer) (Overlook)	Present	Steve King (H/49)	Present
Steve Shipp (B/41)	Absent	Alan Kahn (I/39)	Present
Gary Wiggins (C/28)	Present	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	Absent

Meeting was called to order at 6:05 pm, by Tom Wicher who presided. The Board approved the August 10th, 2020 meeting minutes. Motion for approval was made by Gary Wiggins, seconded by Steve King. Motion passed.

Neighborhood Manager's Report

- Traffic accidents on Surprise Way and Amity were discussed.
- Pool lights - the damaged pool light fixtures at both the Farmhouse and Satellite pools were discussed. Repairs are estimated at \$750 – \$1,000.
- Christmas Party – due to COVID, the board voted not to have a Christmas party this year.

President's Report – Tom Wicher

- Bowler Park water agreement was signed this month. The next step is to apply for a water right adjustment to include this property in the area of use.
- Yard signs - The board agreed to enforce the no yard sign CC&R this political season.
- Tom Bean's sprinkler system repair issue will be decided in Small Claims on October 30th.

Treasurer's Report – Steve King

General Ledger and Account Receivables: GL or AR reports were not available this month.

Income:

- Overall income is slightly ahead of plan. The Farmhouse rental is just 18% of plan, this is no surprise, however there were some rentals this past month.

Expenses:

- *Administrative* expenses are below plan due to prepayment of 2020 insurance premiums in 2019.

1. *Farmhouse* expenses are under budget, but mailbox repair/signage sits at 140% of budget.

The board agreed that the mail box replacements should continue even though exceeding the budget amount. Gary will continue to prioritize the replacements.

2. *Landscape* expense is tracking budget. However, the "Tree and Shrub" budget item is expected to overrun due to Willow Tree pruning, unplanned pruning of the Armstrong Maple trees along Surprise Way and storm related cleanup work.

3. *Pool and Tennis Courts* expenses are below plan mainly due to a timing issue with invoicing from the pool maintenance contractor.
4. *Utilities* expenses are tracking plan.

Landscape Report – Steve King

- The subdivision wide Chipper Day was completed. Emphasis was on common areas, Birch trees along Surprise Way and pruning around street lights in the interior islands.
- A large Willow tree at east end of condos was trimmed back as recommended by the BLM for fire safety.
- A second trimming of approx. 40 Armstrong Maples trees along the south side of Surprise Way was completed (north side was done earlier this year).
- Willow tree pruning in Draw Park 7 was completed.
- Noxious weed application was completed, including behind condos.
- The City Forestry department plans to trim trees in the city right of way along Surprise Way. Their target date is this fall.
- The proposed sprinkler turnoff date is October 19th. Hopkins will blowout the common areas during the week. Homeowners may blowout their systems on 10/24 and 10/25 (Saturday and Sunday only).
- The contractor's unexpected charge for a lift to spray the Armstrong Maples trees was discussed. Steve will discuss the charges with the contractor.

CC&R and ACC Report –

- Amanda Hall, 6190 E. Settlement Way, exterior paint – approved
- Gail Hawkins, 5523 E. Stageline Dr., replace roof shingles – approved
- Casey Siko, 5495 S Broadwing Way, replace roof shingles – approved
- Daniel & Samantha Benfield, 6176 S Schooner Pl – Tree overhang onto path – complied and sent nice email.
- Lance & Jennifer Carroll, 5312 S Farmhouse Pl – Tree overhang onto path
- Ezequiel Vidal Russell & Ariela Gruszka – 6226 S Survival Pl -Tree overhang onto path

Old Business – There was no old business.

New Business – There was no new business.

Next Board meeting will be conducted on October 12th, 2020.

Adjournment - The meeting was adjourned at 7:30 P.M.