

**Surprise Valley Homeowners' Association, Inc.
Zoom Meeting
May 10th, 2021 Board Meeting Minutes**

Butch Henry (Overlook)	Present	Steve King (H/49)	Present
Steve Shipp (B/41)	Present	Alan Kahn (I/39)	Absent
Gary Wiggins (C/28)	Present	Derek Schouman(J/49)	Absent
Tom Wicher (D/37)	Present	Open (K/60)	Absent
Jeff Edwards (E/69)	Present	Lisa Patterson (L/18)	Absent
Lance Millington (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 April 12th, 2021 meeting minutes. Motion for approval was made by Steve Shipp, seconded by Lance Millington. Motion passed unanimously.

Southeast Boise Groundwater Management Presentation – Catherine Chertudi

Cathy Chertudi presented a proposal by Idaho Department of Water Resources to include the unused SV well at the soccer fields in their ground water monitoring program. Monitoring and test equipment will be provided by IDWR and their will be no cost to Surprise Valley. A motion to allow the use of SV well for groundwater study was made by Gary Wiggins, seconded by Steve Shipp. Motion passed unanimously.

Election of Neighborhood K Representative

Franziska Goller has volunteered to serve as the neighborhood K representative. A motion to elect Franziska as a midterm Delegate was made by Butch Henry and seconded by Steve King. Motion passed unanimously.

Neighborhood Manager's Report - John Kirkpatrick

- Pool Opening is on schedule for the May 28th opening. The board decided to provide pool furniture this season. Swim lessons are allowed on preapproved basis which are for SV residents only.
- Account Receivable report: There is only one homeowner past due 180 days. A certified letter was sent to homeowner.
- Marmot control: The board decided to renew last year's contract with Dengo Wildlife management for Rock Chuck relocation and mitigation.
- Bench proposal: The installation of a bench along the common area rim that leads down to the soccer fields was proposed by Lance Millington. Motion to approve was made by Butch Henry and seconded by Steve Shipp. The motion passed unanimously.

President's Report – Tom Wicher

- Architectural Requests – Installation of a front yard, wood burning fire pit was discussed. The board ruled that front yard fire pits would not be allowed. The Homeowner Handbook will be updated to reflect the guidance.
- Phishing Email: Tom reported that SV board members were receiving Phishing emails with his name on it. Board members should be cautious of suspicious emails. The email address on the Phishing emails will not be a valid address.

Treasurer's Report - Steve King

- Income YTD is 45% of budget. There was just one home transfer fee YTD (2-3 pending for May). Late fees continue to be collected.
- Admin Expenses are 26% of budget YTD. The website overage is due to the SV website platform moving to a new host and software upgrades.
- Farmhouse Expenses are in line with budget. Mailbox expenses are over budget as was previously discussed. (There are 90 mailbox replacements in the que)
- Irrigation Expenses YTD are 78% of budget. The budget item will overrun due to invoice timing from Micron.
- Landscape Expenses YTD are 28% of budget. Some overage is expected in the tree maintenance budget due to canopy trimming on Armstrong Maple trees.
- Pool and Tennis Courts are 0% YTD. The tennis court gate and court crack repairs are wrapping up.
- Utility Expenses are 21% of budget YTD.

Landscape Updates – Steve King

- Hopkins personnel found and fixed another irrigation line below Farmhouse pool. The break was not a mainline as first expected.
- Hanging flower baskets are being built this week. Flowers on the farmhouse grounds will be planted within 2 weeks.
- The first turf fertilization was completed last week. The first broadleaf application was done. The first noxious weed application is pending which will include backside of condos.
- Awaiting bids to replace 2 large valves at the Micron connection; a third smaller valve was replaced last month.
- Awaiting bids for completion of Armstrong Maple tree canopy work along Surprise Way, located from approximately powerlines to amity entrance.
- Rebuilding walking paths with road mix and edging is planned for June.
- A few yards of dirt to backfill will be added to entries and tree wells thru SV.

CC&R and ACC Report – John Kirkpatrick

- Ed Rippert, 5809 E. Gateway Dr. paint house – approved.
- Mike and Ronda Macaw, 5594 S. Basalt. Plant spruce tree in front yard – approved.
- Dean and Ann Dallas, 5580 S. Basalt. Plant tree in front yard – approved.
- Neha Chauhan, 5398 S. Zonetailed. Back yard landscaping and retaining wall – Approved.

- Jan Bussey, 6520 S. Surprise Way. Remove tree in front yard due to root encroachment – approved.
- Jessica Graham, 5892 S. Horseshoe Pl. minor change of exterior paint color – approved.
- Don Robinson, 5181 Hayseed. New roof – approved.
- Rivka Vasquez, 6123 S. Schooner Pl. Exterior house paint – approved.
- Paul Terry, 5782 S. Schooner Way, remove overgrown bushes – approved.
- Jim and Catherine Chertudi, 5458 S. Zonetailed. Replace roof – approved.
- John and Carrie Kirkpatrick, 5767 S. Schooner Way, construct attached shed – approved.
- Amanda Chapman, 5631 S. Basalt, replacement tree in front yard – approved.
- Pat Felzien, 5982 E. Gateway Dr. paint house exterior – approved.
- Won Jong Whang, 6072 S. Settlement Way, paint house exterior – approved.
- Seth and Katie Parks, 5557 E Stageline, front yard patio – approved. Front yard wood burning fire pit – denied.
- Jessica Graham, 5892 S. Horseshoe Pl. expand front porch, planting beds – approved.

Old Business – No old business

New Business – No new business

Next Board Meeting - Will be conducted on June 14th, 2021,

Adjournment - The meeting was adjourned at 7:17 P.M.