

Surprise Valley Homeowners' Association, Inc.
Zoom Meeting
April 12th, 2021 Board Meeting Minutes

Butch Henry (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)	Present
Tom Wicher (D/37)	Present	Open (K/60)	Absent
Jeff Edwards (E/69)	Present	Lisa Patterson (L/18)	Present
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 March 8th, 2021 meeting minutes. Motion for approval was made by Alan Kahn, seconded by Lance Millington. Motion passed unanimously.

Neighborhood Manager's Report - John Kirkpatrick

- Pool Opening – on schedule for May 28th opening. Restrictions and compliance measures will be determined as conditions warrant.
- Accounts Receivable past due report discussed. Certified letter to go out to Homeowners 180 day past due. 3 total.
- Fence pillar erosion along rim properties. Discussion centered around possible solutions to mitigate pillar leaning and sloughing.

President's Report – Tom Wicher

- Idaho Power will begin trimming trees and shrubbery away from split rail fence along surprise way.

Treasurer's Report - Steve King

Financial Review for March

- Income: In line with projections for the year, some “late fees” secured.
- Administration expenses: 19% of budget YTD, no issues
- Farmhouse Expenses: 13% of budget YTD, no issues.
- Irrigation Expenses: Awaiting feedback from Micron regarding billing questions, overage expected for budget year.
- Landscape Expenses: Behind plan at 20% of budget, some cedar fence repair work due to vehicle accident.
- Pool and Tennis Courts: 0% activity YTD
- Utilities: 16% of budget, no issues.

Landscape Updates – Steve King

- Spring clean-up completed.

- Issues with system after charged, sprinkler heads, pressure relief valves.
- Replaced the smallest of three pressure regulating valves to get lines fully charged and available to homeowners.
- Will secure bid for the remaining the remaining two valves in order to budget accordingly.
- Mow #1 was last week. Some fruit inhibitors applied as some blossoms bloom unevenly.
- Hopkins will skip mow next week – this will push the final contractual mow to November 12th for better fall cleanup.
- 1st of three perimeter mows this week, now including the HW21 area beyond split rail fence.

CC&R and ACC Report – John Kirkpatrick

- Ed Rippert, 5809 E. Gateway Dr. paint house – approved
- Ethan Asher, 6192 E. Settlement Ct. shingle house – approved
- Jessica Graham, 5892 S Horseshoe pl. paint exterior of house – approved
- Amaura Mitchell, 5680 Basalt, side yard fencing - approved
- Charles Visser, 6318 Gateway ct. backyard shed – approved
- Mary Hughes, 5576 Basalt, replace backyard concrete patio – approved
- Amanda Chapman, 5631 Basalt, replace patio and pergola – approved
- Steve and Darla Christiansen, 6135 S. Schooner Pl, new shingles and skylight – approved
- Elena Drewel, 6123 E. Gateway Ct. front yard landscaping – approved
- Elena Drewel, 6123 E. Gateway Ct. paint house trim and shutters – approved
- Pete Allan, 6332 E. Gateway Ct paint house – approved
- Nathan Woodgerd, 5428 Broadwing, paint house trim from blue to black and shingle with black shingles. - approved

Old Business – A request to install a bench to view the Barber pool area was discussed. The bench could be located in the common area at the top of the trail to the soccer fields. John said cost of bench was approximately \$900 before installation. Lance and John to recommend location after field trip,.

New Business – Proposal by homeowner to paint pool fencing black was discussed by the board. Changing the color would cost 50% more to paint. John to test paint different colors at pool and the board will review.

Next Board Meeting - Will be conducted on May 10th 2021,

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