

**Surprise Valley Homeowners' Association, Inc.**  
**Zoom Meeting**  
**June 14th, 2021 Board Meeting Minutes**

Butch Henry (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)	Absent
Tom Wicher (D/37)	Present	Franziska Goller (K/60)	Present
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 6:07 pm, by Tom Wicher who presided. The Board approved the May 10<sup>th</sup>, 2021 meeting minutes. A motion for approval was made by Alan Kahn, seconded by Butch Henry. Motion passed unanimously.

**Neighborhood K Representative**

Franziska Goller was introduced to the board. The board voted Franziska to the SV Board of Directors as a midterm addition at the May 10<sup>th</sup> Board meeting.

**Neighborhood Manager's Report - John Kirkpatrick**

- Pool Update:
  - 4 pool monitors were hired this year (instead of 3) for better schedule coverage. Monitors will wipe down touch points and furniture two times daily.
  - Furniture has been placed at both pools.
  - COVID restrictions have been removed, and masks are not required. Disinfection wipes will be provided and social distancing is encourage.
- Fitness room COVID restriction signs have been removed. Social distancing is recommended.
- Account Receivable report: All past due of greater than 90 days have paid. The Overlook Condos have not paid yet due to a new accountant.
- Tennis court locks were installed and are active. Homeowners will need to request a 4 digit code to access courts.
- Newsletter content was discussed. Topics suggested include: pool rules and etiquette, Surprise Way roadwork, wildfire prevention, handbook update, rim lot view obstruction guidelines.

**President's Report – Tom Wicher**

- The board discussed a homeowner's request to build pergola in backyard bordering the rim. The board agreed to deny this request due to existing CCRs that prohibits view obstructions along the rim. Additionally, a 10 ft wide easement for the main water line running along the rim was cited as an existing prohibition.

- Tom informed the board of his discussion with the ACHD regarding ACHD's plan to repave Surprise Way. The work is scheduled to begin in late summer or fall with the installation of ADA compliant curbs at the cross walks, then mill and repaving the roadway later. The asphalt replacing could take place this fall or next spring. Their plans include removing the brick crosswalks and replacing them with painted crosswalks. ACHD cited ADA compliance and ongoing maintenance of the bricks for removing the brick cross walks. No additional traffic calming features are included in the plan. A notice to the community will be forthcoming in the summer Neighborhood Newsletter.

### **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.
- Income: is 49% of plan YTD
- Operating Expenses:
  - Admin expenses are 33% of plan
  - Farmhouse expenses are 33% of plan, expenses this month include pool opening and furniture placement labor
  - Irrigation: There are ongoing exchanges with Micron regarding the 2019 and 2020 end of year irrigation invoices; we are waiting for Micron to clarify the billing.
  - Landscape expenses are 35% of plan, no issues
  - Pool and Tennis Court expenses are 25% of plan

### **Landscape Updates – Steve King**

- 18 hanging baskets were built and hung, annual flowers were planted on grounds, one flat is pending. The entryways at Amity and HW21 were also planted with annual flowers.
- The city of Boise completed tree trimming along Surprise Way. Two diseased trees were removed.
- The walking path below north rim was trimmed and weed whacked
- Trimming of the willow trees in Draw Park 8 (between Farmhouse and the Condos) is pending.
- Gutter cracks spraying for weeds was completed.
- Fill material was place in the tree wells and entry beds
- We are waiting for bids to replace (2) pressure relief valves and to trim the Armstrong Maple canopy

### **CC&R and ACC Report – John Kirkpatrick**

- Ed Rippert, 5809 E. Gateway Dr. paint house – approved.
- Seth and Katie Parks Front Yard Patio, fire pit. Front yard patio, approved. Front yard fire pit, denied.
- Amanda Chapman, 5631 S. Basalt, backyard plastic play set, denied due to non-compliance with CCR. Resubmit backyard play structure, wood. Approved
- Jessica Graham, 5892 S. Horseshoe pl. expand front porch, planting beds. Approved

- Jay Becker, 6103 S. Settlement Way, patio cover, landscaping improvements. Approved.
- Sarah Arkoosh, 6090 S. Schooner Pl. front yard paver patio. Approved.
- Werner Huck, 6126 S. Schooner Pl, replace roof. Approved.
- Martha Sliney, 5694 S. Schooner Way, add of stone veneer and exterior paint. Approved.
- Scott and Barbara Campbell, 5328 S. Hayseed Way, enclose patio. Approved.
- Virgil and Linley Stanger, 6299 E. Gateway Ct. exterior paint. Approved.
- Mark and Laura Aguinaga, 5658 S. Schooner Way, pergola over existing patio. Approved. Pergola and concrete pad next to rim will be denied.
- Charlie Visser, 6318 E. Gateway ct. Exterior paint and new light fixtures. Approved.
- Lance Millington, 5885 S. Horseshoe Pl. construct backyard fence. Approved.
- Jim and Barbara Strickland, 5697 S. Schooner Way, solar panel construction. Approved.
- Robert Pharmer, 5393 S. Broadwing Way, Re-roof house. Approved
- Jenni Sasser, 5227 S. Hayseed Way, exterior paint. Approved.

**Old Business** – No old business

**New Business** – No new business

**Next Board Meeting** - Will be conducted on July 12th, 2021,

**Adjournment** - The meeting was adjourned at 7:05 P.M.