

**Surprise Valley Homeowners' Association, Inc.**  
**Zoom Meeting**  
**February 16<sup>th</sup>, 2021 Board 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	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 6:07 pm, by Tom Wicher who presided. The Board approved the December 14<sup>th</sup>, 2020 meeting minutes. Motion for approval was made by Steve Shipp, seconded by Alan Kahn. Motion passed unanimously. No meeting was held in January.

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

- Fence Damage. John reported that a vehicle crossed the greenbelt on the south side of Surprise Way and damaged the fencing. Four posts and several panels were broken. Accident report has been requested.
- Accounts Receivable report. 14 Homeowners are delinquent on their 4<sup>th</sup> quarter 2020 and 1<sup>st</sup> qtr 2021 dues. Letters with late fees have been sent.

**President's Report – Tom Wicher**

- Elections of Officers. Motion was made by Steve Ship that Tom, Gary and Steve all be reelected to their positions for 2021. The motion was seconded by Alan Kahn and passed unanimously.
  - Tom Wicher – President
  - Gary Wiggins – Vice President
  - Steve King – Treasurer
- Committee Volunteers.
  - Budget Committee
    - Tom Wicher
    - Gary Wiggins
    - Steve King
    - Alan ~~Jahn~~Kahn
  - Architectural and Covenants Committee
    - Eldon Crockett
    - Lorraine Kerr

- Gary Wiggins
- [Steve Shipp](#)
- Mary Hughes
- Christa Schooley
- Derek Schouman
- Jeff Edwards
- [Lance Millington](#)
- Landscape Committee
  - Steve King, Chairman and Landscape Manager
  - Lance Millington
  - Eldon Crockett
  - Lisa Patterson
- Social Committee
  - Suzanne Ennis
  - Garima Dembla
  - Christa Schooley
- Board Meeting start time – Tom asked if the 6PM start time for board meetings was acceptable to the members and everyone elected to keep it as is.

### **Treasurer's Report - Steve King**

#### Financial Review for January

- Income: HOA dues and Overlook condos are on track for first period collections. Irrigation income is on track with budget.
- Expenses: Overall expenses for the month are light. However, 'Website Maintenance' is over plan due to shift to a new website platform for added security & performance. This move was previously discussed and approved by the board. Landscape invoices are level pay monthly; pool and tennis court maintenance invoices are zero. Utilities are in line with budget.
- AR balance has 10 homeowners at 90 plus days late, letters were sent, and privileges were suspended.
- A large invoice from Micron for SV's share of irrigation pumping is being reviewed. The invoice includes expenses for 4<sup>th</sup> Quarter 2019 and all of 2020.

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

- No activity due to winter dormancy.
- A motion to approve Hopkins bid to install a root barrier around the partial perimeter of the tennis courts to prevent root damage was made by Steve Shipp, seconded by Jeff Edwards. The motion was passed unanimously.

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

- Jessica Graham, 5892 S. Horseshoe. replace front door and side light. - approved

- Fabio Pellizzer, 6142 E. Settlement Ct. replace roof. Changed from red shingles to charcoal color. - Approved.
- Andi Good, 6421 E. Escarpment Ct. backyard inground pool – approved.
- Ted Meyer, 5449 S. Broadwing Way, backyard patio – approved.
- Peter Allen, 6332 E. Gateway Ct., exterior **wind** replacement – approved.
- Peter and Stacy Cooper, 5348 S. Farmhouse Pl. new garage doors, new front door, remove front porch railings – approved.
- Steve Serrano, 5479 S. Farmhouse Pl. roof replacement, paint shutters paint front door – approved.
- Erin Albertson, 5949 S. Schooner PL. new backyard fence horizontal - denied.

**Old Business** – There was no old business.

**New Business** – There was no new business.

**Next Board Meeting** - will be conducted on March 8th, 2021.

**Adjournment** - The meeting was adjourned at 6: 58 P.M.