

**Surprise Valley Homeowners' Association, Inc.**  
**Zoom Meeting**  
**March 8th, 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)	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 6:08 pm, by Tom Wicher who presided. The Board approved the February 16th, 2020 meeting minutes. Motion for approval was made by Steve Shipp, seconded by Lance Millington. Motion passed unanimously.

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

- Pool Opening and Conditions – The Board agreed to open both community pools on Saturday, May 29<sup>th</sup>. Restrictions and compliance measures will be determined as conditions warrant.
- Pool swim lessons – must be approved through the HOA office and is restricted to SV residents only.
- Irrigation schedule will be published in the spring newsletter. Irrigation turn-on is April 16<sup>th</sup>.
- Accounts Receivable report - 5 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.
- Spring Newsletter content was discussed.

**President's Report – Tom Wicher**

- Micron water billing update - HOA has paid three 2020 midyear Micron invoices. A request for clarification has been sent to Micron regarding the 2019 and 2020 yearend invoices.
- Speed Bumps along Surprise Way - Tom updated board on Nextdoor app comments and confirmed that the HOA would not be pursuing speed mitigation due to cost and signature requirements.

**Treasurer's Report - Steve King**

Financial Review for February

- Income is tracking per plan; late fees are being collected (only 4 HO's are 90 plus days late) thanks to John
- Expenses are under plan, not surprising given the time of year. Some mailbox repair costs were incurred.
- Irrigation System: Do to paying Micron invoices from prior years, irrigation expenses will exceed budget this year.

- Repairs were made to the fence after the most recent vehicle wreck at the HW21 end of Surprise Way, We hope to be reimbursed at some point.
- John, Tom and I walked pool fences to mark posts that need replaced or repaired prior to our painting.

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

- No activity due to winter dormancy.
- Tennis court root removal and root barrier installation is progressing.
- HW 21 entrance island – tall grasses were removed to increase driver visibility.
- Draw park cleanup is underway, Willow tree trimming in Draw Park 8 (between Condos and Farmhouse) is pending
- Visited worksite at Bowler Park entrance, met with Falvey Construction owner to synch up on irrigation modifications and our turn-on date.
- Landscape work at the Broadwing entrance is progressing.

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

- Ed Rippert, 5809 E. Gateway Dr. paint house – approved
- Mike and Louise Berlin, 5442 S. Farmhouse, replace front sidewalk and front planters – approved
- Holly Wimer, 5657 S. Cliffsedge Ave. remove large front yard tree – approved
- Bill and Maureen Jones, 6176 E. Settlement ct. re-shingle house – approved

**Old Business** – A homeowner request for the HOA to send a letter of violation to their neighbor for a leaning fence was discussed. The board determined that the issue would be better addressed homeowner to homeowner since the leaning fence is only visible from homeowner’s property.

**New 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 will get pricing for discussion at the next meeting.

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

**Adjournment** - The meeting was adjourned at 7:15 P.M.