

Surprise Valley Homeowners' Association, Inc.
Zoom Meeting
August 9th, 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)	Absent	Derek Schouman(J/49)	Absent
Tom Wicher (D/37)	Present	Franziska Goller (K/60)	Present
Jeff Edwards (E/69)	Absent	Lisa Patterson (L/18)	Present
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 July 12th 2021, meeting minutes. A motion for approval was made by Butch Henry, seconded by Steve Shipp. Motion passed unanimously.

Neighborhood Manager's Report - John Kirkpatrick

- Accounts Receivable: There were two homeowners past due over 90 days. Late notices have been sent.
- Bike Complaint: John explained that a homeowner had raised a concern over interior walking paths being used by e-bikes. She requested signs be placed by each entrance prohibiting bikes and e-bikes. The board agreed to monitor the situation and include a bike safety message in the next newsletter.
- Satellite Pool: A new toilet was installed after continuous problems with it being plugged.
- Security Camera: John informed the board that someone placed duct tape over the satellite pool security camera lens to block video recording. John will repair.

President's Report – Tom Wicher

- Tom clarified that the message in the newsletter regarding view obstructions should have been specific to houses located on the rim, not houses on common area. Many lots along common areas have trees planted along the rear lot so this has been an accepted practice. A recommendation was made to send a letter to homeowners on north rim asking them to consider the view of their neighbors and the effect of overgrown vegetation near the rim.
- ACHD's response letter regarding brick crosswalks was discussed. This letter indicates ACHD will remove the brick pavers and install painted crosswalks where there are streets south of Surprise Way (Lichen St, Silo St, Settlement Way, Wagontrail Ave and Schooner Pl.), but it does not address the other brick crosswalks. Tom has contacted ACHD's Dyan Bevins to get clarification.
- Barber Pool Conservation Area (BPCA): The Idaho Foundation for Parks and Lands (IFPL) is embarking on a Master Planning process in collaboration with its neighbors in and around the Barber Pool Conservation Area. Steve King has volunteered to represent Surprise Valley.

Treasurer's Report - Steve King

INCOME / 70% YTD

- Transfer fees at 25% of plan,
- FH rentals at 50% of plan, glad to see homeowners enjoying the facility

EXPENSES

- Admin / 47% YTD - All in line with budget, an overage for website maintenance was covered earlier and is due to a platform change.
- Farmhouse / 54% YTD - Cleaning and Supplies at 50% of budget, Kudos to sister sweepers and pool monitors for keeping a clean environment.
- Irrigation / 125% YTD - Pumphouse cost sharing was discussed at a prior meeting, the flow meter calibration study was completed last week to address a request from Micron. Conclusions were that the flow meter is slightly overstating usage, the flow meter testing report was shared with Micron.
- Landscaping / 54% YTD - Expenses in line currently, some overage expected in tree and shrub maintenance due to finishing Maple tree canopy work
- Pool and Tennis / 43% YTD - expenses in line with budget
- Utilities / 56% YTD - expenses in line with budget

Landscape Updates – Steve King

- A few board members toured Bowler Park, all contractual items like flow meters, shut offs were installed and functioning properly per the contract.
- Turf at entry the Bowler Park entry of Surprise Way will be replaced in September.
- Concerns were expressed about a stop sign and visibility at the Bowler Park/Surprise Way intersection were shared with city personnel.
- Remaining 62 Armstrong Maples are to have canopy work completed late this month, or early September depending on cooler temps.
- Aeration was completed on July 15th.
- Homeowner compliments and concerns were shared with Hopkins teams
- Hopkins has requested an increase to their contract payment to cover unforeseen price increases in labor, fuel and chemicals. A meeting is pending with Hopkins team regarding this request.

CC&R and ACC Report – John Kirkpatrick

- Dale and Peggy Hurd, 5538 E. Stageline Dr. Remove diseased tree in front yard - approved
- Willis and Marsha New, 5479 Farmhouse Pl. Room addition rear of house and pergola over existing concrete patio – approved
- Richard and Kris Erne, 5977 S. Schooner Pl. replace cedar shake roof with Presidential Shingles – approved.

Old Business – John will secure bids to paint Canyon Point entry way and monuments.

New Business – Steve Shipp discussed his concern with sight lines at the Bowler Park access. Tom will discuss the sight triangle issue at this intersection with the ACHD project manager. Hopkins prepared a bid to remove the trees on Idaho Power property along Surprise Way which would improve help with this issue. The proposal will be forwarded to Idaho Power to see if they will accept it.

Next Board Meeting - Will be conducted on September 13th 2021 at the Farmhouse.

Adjournment - The meeting was adjourned at 6:49 P.M.