

Surprise Valley Homeowners' Association, Inc.
Zoom Meeting
July, 2021 Board Meeting Minutes

Butch Henry (Overlook)	Present	Steve King (H/49)	Present
Steve Shipp (B/41)	Present	Alan Kahn (I/39)	Absent
Gary Wiggins (C/28)	Absent	Derek Schouman(J/49)	Present
Tom Wicher (D/37)	Present	Franziska Goller (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 June 14th, 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

- Parking Lot Asphalt Seal Coat. John reported that both pool parking lots had been seal coated. Several cracks in Farmhouse pavement could not be filled due to ground water leaking through the cracks. The cracks will need repaired in the fall, after irrigation shutoff.
- Tennis Court Gates. Homeowner feedback has been positive regarding gate locks. Over 65 homeowners have signed up for code access.
- Accounts Receivable Report. There were no homeowners past due over 90 days.
- Restitution check. The office received a restitution check for fence replacement due to an auto wreck that occurred in February, 2021.

President's Report – Tom Wicher

- ACHD's plan to repave Surprise Way was discussed. Tom proposed that a letter from the HOA be sent to ACHD requesting the brick paver crosswalks be left in place. The board agreed that a letter to ACHD was appropriate.
- Idaho Power has had difficulty finding resources to remove the Russian Olive trees along Surprise Way. They still plan to do the work but it may be delayed as they look for alternative resources.

Treasurer's Report - Steve King

- Income: Overlook condos are now current with both irrigation and dues, some farmhouse rental activity, overall, 50% of plan.
- Admin expense: Line items are in target range, 40% of plan.
- Farmhouse: all items are in line, 39% of plan.

- Irrigation: Corrected 2019 and 2020 Micron invoices were paid and are current. Irrigation is 125% of annual plan.
- Landscape: 45% of budget, changes made to cover tree applications.
- Pool and tennis courts: 12% of plan, \$1250 in improvements (gate locks).

Landscape Updates – Steve King

- North Rim firebreak work was completed.
- Next phase of tree treatments was completed, including Armstrong Maple bark drench and bore.
- Willow trees in draw parks were trimmed.
- Kochia field near soccer field and the 2nd perimeter mowing's are scheduled for this week.
- Pressure relief valves in bunker were serviced. Irrigation expert said remaining 2 valves will need to be replaced. Awaiting bid. Work to be completed after irrigation shutoff.
- Bowler Park tour to be scheduled with contractor and city personnel to view irrigation controls, establish contacts, refresh personnel regarding their obligations to draw times and meter readings.

CC&R and ACC Report – John Kirkpatrick

- Stephano Orтели, 6143 S. Settlement Way, paint house – approved
- Earle Brown, 5795 S. Horseshow, replace windows – approved.
- Daryl Habersetzer, 5913 Settlement Way, paint house – approved.
- Mark and Laura Aguinaga, 5658 S. Schooner Way, pergola over existing patio. Approved. Pergola and concrete pad next to rim Denied, due to obstruction of view and 10 ft irrigation line variance.

Old Business – No old business

New Business – Lisa Patterson requested that the Canyon Point entry signs be repainted. John will request bids.

Steve Shipp proposed that the board meet in person. The board agreed that board meetings once each quarter would be held in person, starting with the Sept and Dec board meetings.

Next Board Meeting - Will be conducted on August 9th, 2021.

Adjournment - The meeting was adjourned at 6:50 P.M.