

Surprise Valley Homeowners' Association, Inc.
Zoom Meeting
November 8th, 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)	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 6:01 pm, by Tom Wicher who presided. The Board approved the October 11th, 2021, meeting minutes. A motion for approval was made by Steve Shipp, seconded by Butch Henry. Motion passed unanimously.

Neighborhood Manager's Report - John Kirkpatrick

- Accounts Receivable - There were 6 homeowners past due over 90 days. Twenty-seven homeowners are 30 days + past due.
- Irrigation Shutoff. - John reported that the irrigation shutoff went generally smooth, but there were some pressure issues in the middle of the neighborhood. Hopkins will assess the system blockage on Schooner Way next spring.
- Fitness Room – Butch Henry is sourcing replacement weights for the fitness room.
- Tennis Courts – The pool monitor will blow leaves off the tennis courts every Friday, weather permitting.

President's Report – Tom Wicher

- The ACHD work on Surprise Way is underway. Surprise Valley has not yet received a draft license agreement for the paver crosswalks.

Treasurer's Report – Steve King

- INCOME: 92% of budget YTD, slightly behind with dues and irrigation from Overlook.
- EXPENSES:
 - Administration: 66% of budget YTD, will check on insurance renewal timing.
 - Farmhouse: 78% of budget YTD, overage due to on-site contractor fall gutter cleaning and pool house winterization.
 - Landscape: 73% of budget YTD, overage (116%) of tree and shrub maintenance due to completion of Armstrong Maple canopy work and late fall fertilization.
 - Irrigation: 127% of budget YTD, overage due to late invoices for shared pump expenses for previous years
 - Pool and Tennis Court: 89% of YTD budget.
 - Utilities: 75% of YTD budget, no issues anticipated

- A budget meeting will be scheduled for early December to prepare the 2022 budget in advance of the December board meeting.

Landscape Updates – Steve King

- **Landscape Notes:**

- Winterization of irrigation lines was completed, there were some issues with low pressure, likely HO's not adhering to the schedule.
- North Rim Condo firebreak work is expected to begin by the end of November. Some view enhancement work was completed by Overlook residents.
- We have communicated with ACHD regarding damage to sprinkler lines where new curbs are being installed. The system will need inspected in the spring and additional repairs are likely.
- Hopkins has been given the ok to proceed with replacement of the two 6-inch pressure reducing valves that were approved last month. Specifications for the proposed valve were reviewed and approved, before giving Hopkins approval to proceed.
- Fall leaf cleanup is underway and entry islands were trimmed.

CC&R and ACC Report – John Kirkpatrick

- Mike Teller, 5768 S. Schooner Way, new shingles – approved
- Marnie Ririe, 5754 S. Schooner Way, new shingles – approved
- Cory Sandow, 5565 Stageline Dr, backyard concrete slab and hot tub – approved.
- Frank and Lindsay Erstad, 5281 Hayseed Dr, garage door and front fascia – approved, Backyard fence request for 6 ft fence, cedar bottom with wrought iron cap was denied due to requirement is for split rail fence for their property.

Old Business –

- Nothing new to report on review of investment accounts.
- Idaho Power plans to contract with Hopkins for removal of the Russian Olive trees along Surprise Way.

New Business –

- Christmas lights will be displayed as usual, however there will be no Christmas party with Santa Bob this year.

Next Board Meeting - Will be conducted in person, at the Farmhouse on December 13, 2021 at 6 PM.

Adjournment - The meeting was adjourned at 6:57 P.M.