

Surprise Valley Homeowners' Association, Inc.
Zoom Meeting
October 11th, 2021, Board Meeting Minutes

Butch Henry (Overlook)	Present	Steve King (H/49)	Absent
Steve Shipp (B/41)	Present	Alan Kahn (I/39)	Absent
Gary Wiggins (C/28)	Present	Derek Schouman(J/49)	Absent
Tom Wicher (D/37)	Present	Franziska Goller (K/60)	Present
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 6:06 pm, by Tom Wicher who presided. The Board approved the September 13th, 2021, meeting minutes. A motion for approval was made by Butch Henry, seconded by Steve Shipp. Motion passed unanimously.

ACHD – Surprise Way Repaving Project:

- Erin Johansen, ACHD’s Business & Community Relations Coordinator was introduced. Tom reported that the ACHD Commission approved ACHD’s staff plan to remove the paver crosswalks, except the crosswalk at the 1) SV entry, and the crosswalks to trails at 2) Farmhouse, 3) Broadwing, and 4) one between Schooner and Wagon Trail. The Commission’s approval was contingent on ACHD performing a traffic study during the summer of 2022 after road work is completed, and when cut-through traffic between Amity and Hwy21 is at its peak. To retain the these (1-4 above) crosswalks SVHOA will be required to enter into a license agreement. Erin confirmed this report and provided this link for weekly project updates.
http://www.achdidaho.org/Projects/proj_road_2021_federal_aid_capital_maintenance_phase1.aspx

President’s Report – Tom Wicher

- The ACHD license agreement required for the remaining paver crosswalks was discussed. The board approved proceeding with the negotiation and drafting of the license agreement. Once the agreement is drafted the board will review for final approval.

Neighborhood Manager’s Report - John Kirkpatrick

- Accounts Receivable - There were no homeowners past due over 90 days. 12 homeowners are 30 days + past due.
- Irrigation Shutoff. - John confirmed the irrigation shutoff date is Oct 15 and homeowner blowout dates are Oct 23 and Oct 24.
- Fitness Room – Several pieces of equipment are in need of repair and replacement. The board gave ok to repair and replacing minor equipment as needed.
- Satellite Pool work – The satellite pool was drained after the season ended and Nick from Spartan Pools sanded the flaking that was occurring by the drains. There were no cracks or damage after the pool season. The pool is now winterized.

Treasurer’s Report

- INCOME: 75% of budget YTD, lagging in interest income and transfer fees

- EXPENSES:
 - Administration: 60% of budget YTD, no issues anticipated
 - Farmhouse: 75% of budget YTD, building maintenance at 120%
 - Landscape: 72% of budget YTD, overage (116%) of tree and shrub maintenance due to completion of Armstrong Maple canopy work
 - Irrigation: 127% of budget YTD, overage due to late invoices for shared pump expenses for previous years
 - Pool: 88% of YTD budget, catch up with pool cleaning invoices and new chlorine dispenser
 - Utilities: 75% of YTD budget, no issues anticipated

Landscape Updates

- **Pressure Relief Valve Quote:**
Dan's Pump and Filter provided a quote for replacing two 6-inch pressure reducing valves that reduce the pressure coming from the Micron pipeline to serve the SV irrigation system. Rather than rebuilding the current valves, it's recommended that they be replaced with valves more suitable for Boise River water. The quote is \$7618 to replace the two valves during the off-season. The board approved this expenditure.
- **Landscape Notes:**
 - Enjoy the beautiful fall colors as fall cleanup commences! Cleanup will include final pruning of pools areas and Farmhouse grounds.
 - Phytophthora was found on the Armstrong maples. We are evaluating further treatments at this time and will have updates next month. Overall, the health of Armstrong Maples was deemed good outside of tagged trees. Canopy work will increase air flow and lessen wind storm stress and damage.

CC&R and ACC Report – John Kirkpatrick

- Ugo Russo, 5557 S. Basalt. - Move existing backyard fence – approved.
- Daniel and Erica Gonzales, 5984 E. Gateway. - New exterior pain, siding updates – approved
- Dan and Susan Zilliox, 6192 E. Settlement Ct. - Front yard landscaping and backyard patio replacement – approved
- Jennifer and Matt Navest, 6183 S. Schooner Pl. - New roof – approved, Construct backyard pergola over existing patio – approved.

Old Business – Butch Henry asked if the investment materials he provided had been reviewed as a possible investment for reserve funds. The materials were received but not reviewed yet.

New Business – Steve Shipp inquired about bringing back a summer gathering at the Farmhouse. John explained that the HOA has a budget for community events, but volunteers are needed to plan and implement. COVID concerns have also deterred any large gathering.

Next Board Meeting - Will be conducted on November 8th, 2021 via zoom.

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