

Surprise Valley Homeowners' Association, Inc.
Surprise Valley Farmhouse
March 14th, 2022, Board Meeting Minutes

Nate Roldan (A/Overlook)	Present	Steve King (H/49)	Present
Steve Shipp (B/41)	Present	Alan Kahn (I/39)	Absent
Gary Wiggins (C/28)	Present	Thomas Gehrke (J/49)	Absent
Tom Wicher (D/37)	Present	Franziska Goller (K/60)	Present
Jeff Edwards (E/69)	Present	Lisa Patterson (L/18)	Absent
Lance Millington (F/28)	Absent	John Kirkpatrick, Manager	Present

Meeting was called to order at 6:06pm, by Tom Wicher who presided. The Board approved the minutes of the last meeting held on February 22nd, 2022.

Neighborhood Manager's Report

- Accounts Receivable - There were 3 homeowners past due over 90 days. 11 homeowners were 30 days + past due.
- Quarterly Newsletter Contents
 - Road work notification
 - Irrigation Schedule
 - Pool Monitor applications
 - Pool Rules
 - Neighborhood elections

President's Report – Tom Wicher

- Fence Repairs
 - 60 cedar fence post have been flagged for replacement so far, many more are needed. Work to commence pending materials availability.
- ACHD Surprise Way Repaving Schedule
 - Removal of crosswalks will be March 21st. (3 days)
 - Manhole lowering will begin March 23rd. (4 days)
 - Asphalt milling will begin April 4th. (3-4 days)
 - Paving is scheduled to begin April 6th. Paving will create traffic delays up to 15 minutes at the side street intersections, while paving through each intersection. Paving should take approximately 4 days to complete.
 - The road crew will work from 8:30AM to 4:30PM.
- Reserve Fund: The reserve fund options were discussed. The Leeward Financial proposal was reviewed. The Board agreed to leave the funds in the First Interstate Account for the near future. First Interstate will drop the service charge.

Treasurer's Report – Steve King

- Income: on track with plan at 23%
- EXPENSES:
 - Administration: no issues seen, in line with 13% of budget
 - Farmhouse: in line with 5% of plan, some fitness room costs incurred to replace cables and adjust exercise machines.
 - Irrigation: at 0% due to status of irrigation season, working with Micron to have them resubmit a corrected invoice for SV's share of pumping expenses.
 - Website: 31% of plan, yearly subscription payments
 - Landscape: limited activity due to timing, numerous solid cedar posts identified thru SV as targets for removal and replacements.

Landscape Updates – Steve King

- Irrigation water, pending any issues, will be available to homeowners April 15th
- The HOA has been in contact with ACHD regarding their sidewalk work and irrigation pipe repairs; they will visit SV early the week of April 18th to check their work after the irrigation system is pressurized.
- Our specialized tree applicator walked the length of the Armstrong Maples and noted the effectiveness of cottony scale this season. There is some residual from last year's hatch but things appear good. We may need to consider taking down a limited number of trees due to the health of trees and safety.
- The crabapples on the entry islands going into Canyon Point were trimmed.

CC&R and ACC Report – John Kirkpatrick

- Cory Sandow, 5565 E Stageline. Backyard remodel, putting green, pavers, plant trees – approved
- Holly Wimer, 5657 Cliffsedge. New Roof storm grey color – approved.
- 27 architectural violations were sent via mail. Garbage cans, Christmas lights, trailers.

Old Business –

-

New Business –

- It was noted that the bottom of the tennis court chain link fence needs repair.

Next Board Meeting - Will be conducted at 6:00 PM, April 11th, 2022, at the Farmhouse.

Adjournment - The meeting was adjourned at 7:21 P.M.