

**Surprise Valley Homeowners' Association, Inc.
 Surprise Valley Farmhouse
 May 8th, 2023, Board Meeting Minutes**

Nate Roldan (A/Overlook)	Present	Steve King (H/50)	Present
Steve Shipp (B/39)	Present	Alan Kahn (I/39)	Absent
Gary Wiggins (C/28)	Absent	Steve Jackson(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)	Absent	John Kirkpatrick, Manager	Present

The meeting was called to order at 6:00 PM by Tom Wicher, who presided. The Board approved the minutes of the last meeting held on April 10th, 2023.

First order of business.

The board unanimously approved Steve Jackson to serve as the representative for neighborhood J, replacing Thomas Gehrke, who moved out of state.

Neighborhood Manager's Report

- Accounts Receivable Report: One homeowner past due past 365+ days. 43 homeowners are 31-60 days past due, 1 past due 91+. John sent a letter by certified mail to the 365 days+ homeowner.
- Pool plaster update. Due to ground water leaking through the shotcrete into the pool, plastering has been rescheduled for May 29th. To resolve the water issue, the contractor has installed a French drain under the shotcrete floor for collection of water and the installation of a hydrostatic valve. The pool opening will be delayed until mid-June.
- Fence painting bids. The board voted 6-1 to accept the low bid to paint the cedar fence along the north side of Surprise Way.
- Pool Attendants. Four pool attendants have been hired for this summer. Anthony Barbera, Merrick Drewel, Vann Edwards and Antony Devitis.
- Fitness room equipment. The board voted to table the request to purchase of rubber weights to replace chipped and broken metal weights. Will revisit later in the year.

President's Report – Tom Wicher

- A request was made to revisit the Canyon Point fence guidelines as stated in the SV Handbook.

Treasurer's Report – Steve King

- Income: 40% of YTD budget, 100% on water leases, interest income tracking with plan. Farmhouse Rentals at 62% of plan.
- Expenses: 35% of YTD budget. No issues are anticipated.

- Farmhouse Expenses: 17% of YTD budget, there was mailbox replacement activity this month.
- Landscape: 33% of plan YTD, April's payment was the first increased payment under the new contract with Hopkins. Cedar fence repairs appear to be complete for the season.
- Pool and Tennis: No charges this month
- Irrigation: Payments to Micron are current for irrigation pumphouse cost sharing.
- Utilities: 35% of budget, SV can anticipate further increases in natural gas and water expenses this year.

Landscape Updates – Steve King

- Fruit inhibitor applications were completed last week.
- Irrigation system checks are underway.
- A nurse visit is planned for June, to look at the trees recommended by the City for Surprise Way.
- A bid for Willow Tree limbing in Satellite pool draw park is pending.

CC&R and ACC Report – John Kirkpatrick

- 32 Reminder notices were sent via mail.
- Steve and Pam Ahrens, 5186 Farmhouse, new roof “presidential”- approved
- Lindsay and Frank Erstad, 5281 S. Hayseed, new windows – approved
- Chris Brandt, 5764 Horseshoe, solar panels – approved
- Andi Good, 6421 E. Escarpment, backyard pergola - approved

Old Business –

- none

New Business –

- A problem with a homeowner's bamboo patch was discussed. The bamboo is spreading into the bike path and landscape. It is also pushing on the cedar fence.

Next Board Meeting - Will be conducted at 6:00 PM June 12th, 2023, at the Farmhouse.

Adjournment - The meeting was adjourned at 7:08 P.M.