

Surprise Valley HOA

2024 ANNUAL HOMEOWNERS' MEETING



Meeting Agenda

- **Welcome**
- **Introduction of 2024 Neighborhood Delegates**
- **Review 2023 Improvements & Expenditures**
- **2024 Operating Budget**
- **Planned 2024 Projects**
- **Neighborhood Statistics**
- **Question and Answer**

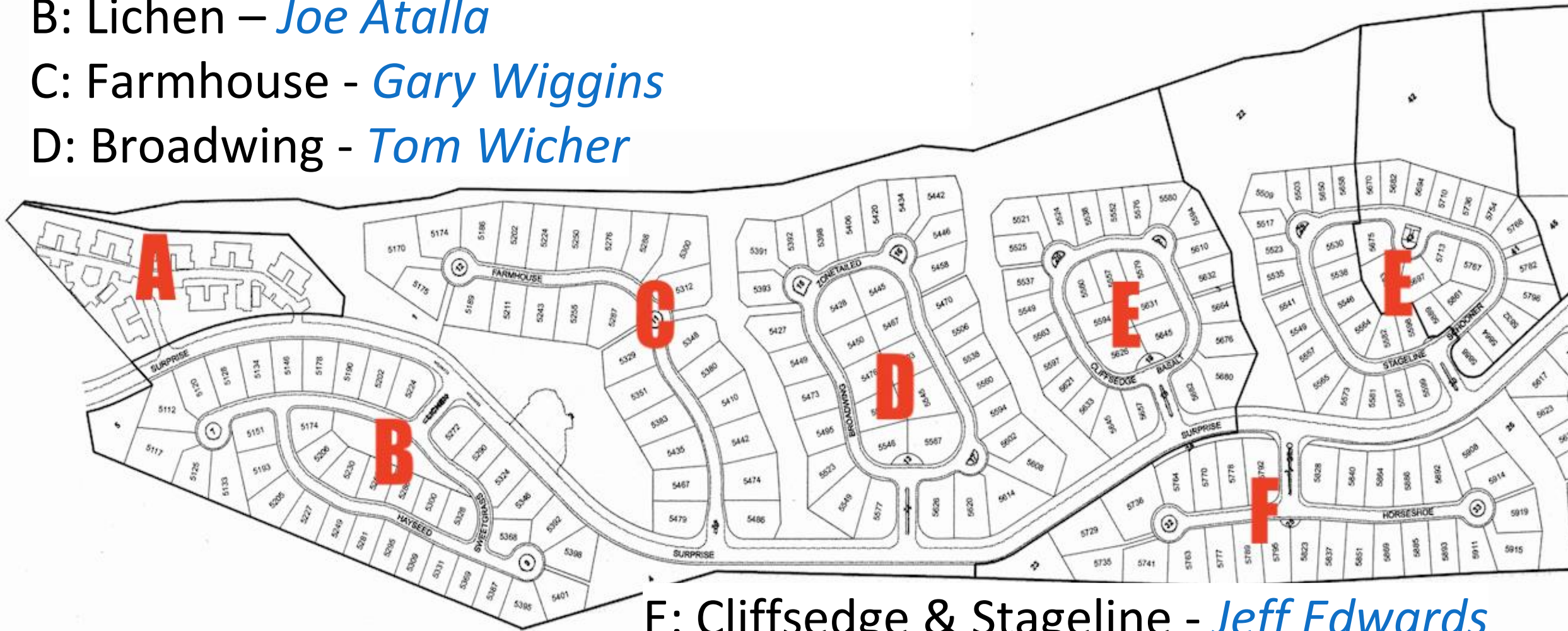
2024
Neighborhood
Delegates

A: Overlook Condos – *Nate Roldan*

B: Lichen – *Joe Atalla*

C: Farmhouse - *Gary Wiggins*

D: Broadwing - *Tom Wicher*



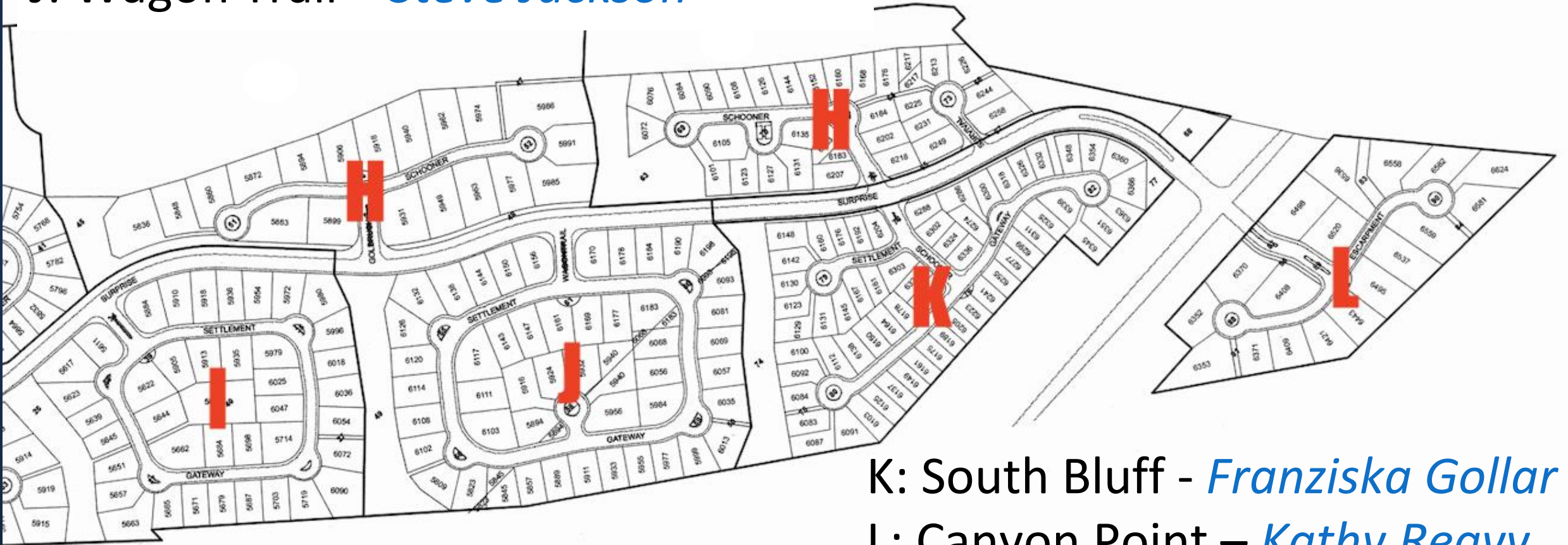
E: Cliffsedge & Stageline - *Jeff Edwards*

F: Horseshoe - *Lance Millington*

H: Goldrush & North Rim - *Steve King*

I: Settlement - *Alan Kahn*

J: Wagon Trail – *Steve Jackson*



K: South Bluff - *Franziska Gollar*

L: Canyon Point – *Kathy Reavy*

2023
Improvements and
Expenditures

Farmhouse

Completed replastering Farmhouse Pool



Other Farmhouse Improvements

- Stained Farmhouse pool benches
- Purchased Christmas lights for Spruce Tree



Tennis Courts

Tennis Courts

- Installed new fence windscreens
- Installed new nets



Mailboxes

- Replaced 95 mailboxes and posts

Cedar Picket Fence Repairs

Cedar Fence

- Replaced 45 cedar fence posts and 150 ft of bottom rails
- Pressure washed and stained fences along the north side of Surprise Way and pathways



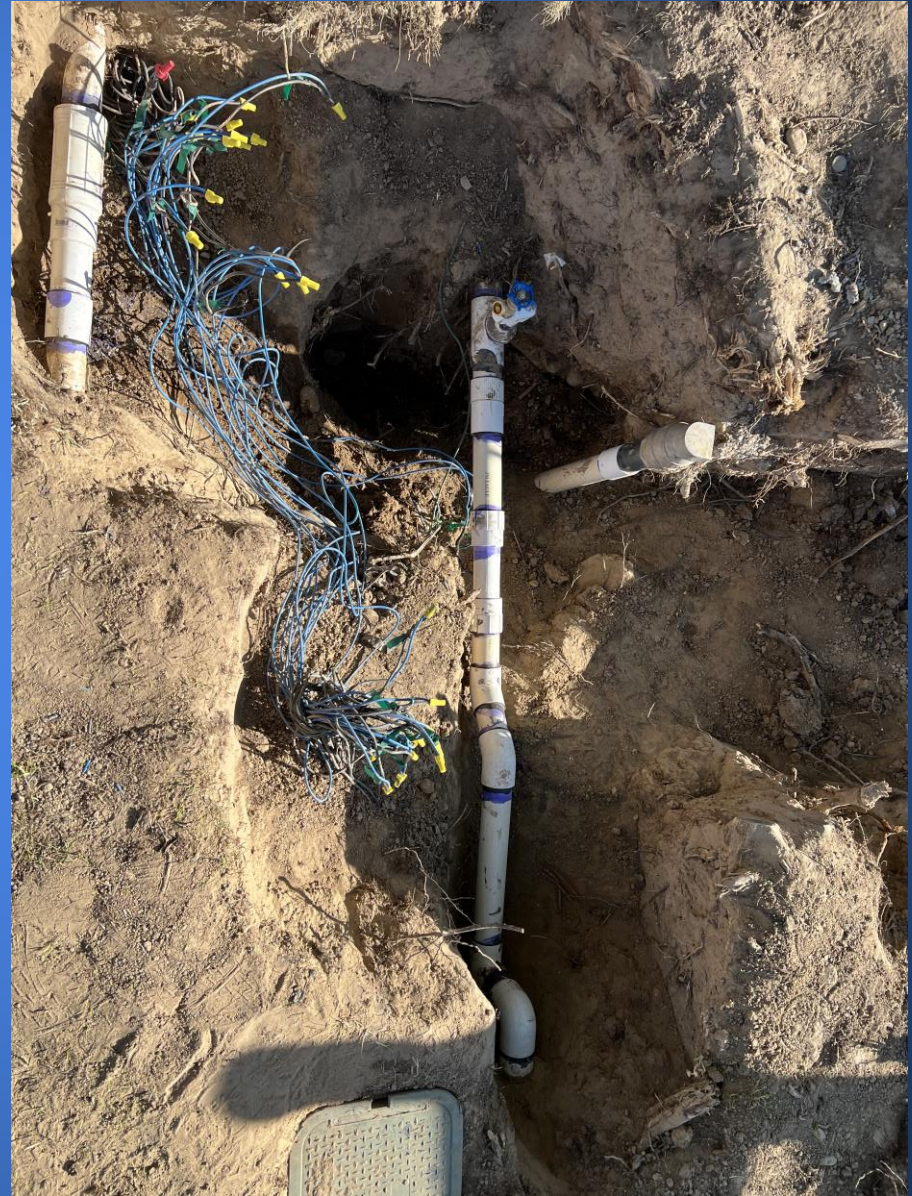
Irrigation System Repairs

Irrigation System: Repaired 8 inch diameter mainline



Mainline

Irrigation System: Main Line Repair



Landscape Maintenance

Maple Trees

- Coordinated with Boise City to remove 9 dead Maple Trees along Surprise Way
- Treated Armstrong Maples Trees
 - 1) Phytophthora (fungus) treated soil with fungicide
 - 2) Cottony Maple Scale (insects) applied topical application

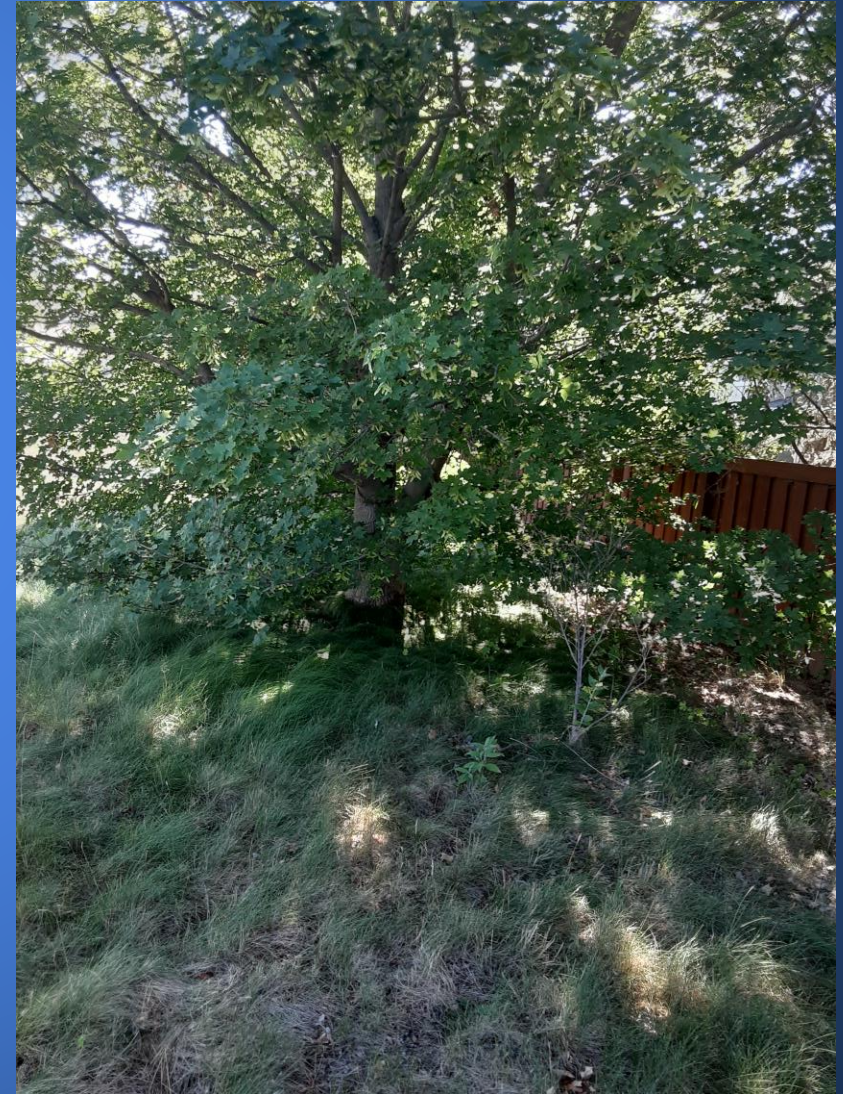


Canyon Point / Highway 21

- Secured BLM funding for wildfire mitigation
- Trimmed trees and cleared brush
- Raked pine needles



Before Trimming



Canyon Point – After tree trimming and brush removal



Canyon Point – After tree trimming and brush removal



Trimmed trees along Surprise Way



Surprise Way – Tree trimming (After)



2023 Operating Budget

Budget Comparison – page 1/2

Line No	Account Number/Description	YearEnd CY 2023	Budget CY 2024
	Income:		
1	4000 - Dues Income	395,441	\$ 417,000
2	4001 - Dues Income - Overlook	33,250	35,000
3	4002 - Irrigation Income	60,173	60,112
4	4003 - Irrigation Income - Overlook Condos	3,888	3,888
5	Subtotal - Regular Assessments	492,752	\$ 516,000
6	4005 - Water Leases	11,893	14,105
7	4010 - Interest Income	812	500
8	4020 - Transfer Fees	8,000	9,000
9	4040 - Other Income - Late Fees	629	1,500
10	4060 - Farmhouse Rental	7,075	5,500
11	4065 - Pool Keys	50	-
12	Total Income	521,211	\$ 546,605
	Expenses:		
	Administration:		
13	5100 - Neighborhood Manager	19,430	25,000
14	5110 - Assistant Neighborhood Manager	11,161	4,500
15	5500 - Blueback Accounting Services	13,500	13,500
18	5575 - Web Site Maintenance	1,221	1,000
19	5600 - Insurance (State Farm & Workmans Comp)	5,692	5,100
20	5650 - Legal Fees & Taxes	30	800
21	5810 - Postage, Copies & Supplies	2,370	1,500
22	5820 - Cell Phone, Cable TV, & Internet	3,836	4,000
23	5860 - Miscellaneous	1,285	1,500
24	Total Administration	58,525	56,900

Budget Comparison – 2/2

Line No	Account Number/Description	YearEnd CY 2023	Budget CY 2024
	Farmhouse:		
25	5300 - Building Maintenance & Repairs	9,605	7,000
26	5305 - Cleaning & Supplies	16,732	17,000
27	5311 - Maintenance Contractor	-	2,500
28	5321 - Fitness Room PM, Repair, Equipment	451	1,500
29	5325 - Furnishings & Equipment	373	1,500
30	5360 - Mail Box Maintenance & Signage	5,515	4,500
31	5370 - Security Services & Monitoring	1,901	2,500
32	5385 - Miscellaneous & Community Gatherings	2,920	2,500
33	Total Farmhouse	37,497	39,000
	Irrigation System:		
34	5420 - Pump House Maintenance & Repairs	69,861	46,360
35	Total Irrigation System	69,861	46,360
	Landscape:		
44	Total Landscape	320,041	306,344
	Pool & Tennis Courts:		
49	Total Pool & Tennis Courts	24,829	25,500
	Utilities:		
55	Total Utilities	14,603	15,300
56	Total Operating Expenses	\$ 525,356	\$ 489,404
57	Operating Reserve (Line 12-Line 56)	\$ (4,145)	\$ 57,201
SVHOA Capital Expenses			
58	7000 - Total Capital Expenses	55,023	20,000
	YR-End Net Cash	(59,168)	37,201

2023 Yearend Cash Balance

SVHOA Cash Balance					
			1005 - Chase Bank - Checking		4,897
			1035 - Savings		3,947
			1015 - Money Market 1st Interstate Bank		202,879
			Cash - Ending Balance		211,723

2024 Planned Projects

1. Farmhouse:

- a) Repair and stain redwood deck

- b) Paint Farmhouse exterior trim

2. Cedar picket fence:

- a) Replace posts before staining

- b) Stain fences along the south side of Surprise Way & pathways

3. Remove 2 dying Willow Trees near Satellite Pool

4. Remove 9 dying Maple Trees at Surprise Way/Amity

Remove Dead Trees at Surprise/Amity:



2023
Neighborhood
Statistics

Farmhouse Event Rentals



Reservations:

2023 – 71

2022 – 56

2021 – 38

2020 – 13

Architectural Review Applications



2023 - 51 Applications

2022 - 63 Applications

2021 - 88 Applications

2020 - 78 Applications

Surprise Valley Home Sales



2023 - 11 homes sold
2022 - 11 homes sold
2021 - 9 homes sold
2020 – 27 homes sold

Questions?



This concludes the Surprise Valley
Homeowners' Association Annual
meeting.

Thank you for joining us!