

**Surprise Valley Homeowners' Association, Inc.**  
**Surprise Valley Farmhouse**  
**December 13th, 2021, Board Meeting Minutes**

Butch Henry (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)	Present
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	Absent

Meeting was called to order at 6:05 pm, by Tom Wicher who presided. The Board approved the minutes of the last meeting held on November 8th, 2021.

Thomas Gehrke was introduced. Thomas volunteered to replace Derek Schouman as the Neighborhood J. Representative. The Board approved the new Delegate.

**Neighborhood Manager's Report**

- Accounts Receivable - There were 4 homeowners past due over 90 days. Twelve homeowners are 30 days + past due.
- Fitness Room – Butch Henry sourced weights for the free weight lifting rack in the fitness room, to replace broken weights.

**President's Report – Tom Wicher**

- A comparison of 2021 operating expenses to the proposed 2022 budget was reviewed. After review, the Board approved the 2022 Operating Budget.
- 2021 capital expenditures were reviewed, and proposed capital improvements for 2022 were discussed.

**Treasurer's Report – Steve King**

- INCOME: 97% of budget YTD, slightly behind after including the Overlook Condos payment for dues and irrigation,
  - Water leases are at 100% including Bowler Park,
  - Transfer Fees - There were 9 new homeowner transfers vs 16 planned.
- EXPENSES:
  - Administration: 72% of budget YTD, the annual insurance premium was paid in early December
  - Farmhouse: 86% of budget YTD, overage due to onsite contractor work for fall gutter cleaning and pool house winterization.
  - Landscape: 88% of budget YTD.
  - Pool and Tennis Court: 90% of YTD budget.

- Utilities: 89% of YTD budget, no issues anticipated
- Irrigation: Two Micron invoices totaling \$30,000 will be paid in December for pumphouse expenses for the periods of Mar-May and Jun-Aug.

### **Landscape Updates – Steve King**

- **Landscape Notes:**

- Fall cleanup has been completed. Remaining issues include Birch tree hangers along walking paths, issues with homeowner trees overhanging common areas and the removing a dead tree in a draw park.
- Completed North Rim Condo firebreak work last week. This work was performed under a BLM grant.
- Bonuses for two onsite landscape representatives was discussed. Bonuses from previous years will be sent to the board by email for their consideration.

### **CC&R and ACC Report – John Kirkpatrick**

- Mike Berlin, 5442 Farmhouse Pl. replace gutter, dark brown – approved
- Dennis Fowler 5597 Cliffsedge ave, remove large backyard tree – approved.
- Jennifer Carroll, 5312 S. Farmhouse Pl, replace windows – approved.

### **Old Business –**

- A change in the current investment account is still being reviewed.

### **New Business –**

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**Next Board Meeting** - Will be conducted at 6:00 PM, via Zoom on January 10<sup>th</sup>, 2022.

**Adjournment** - The meeting was adjourned at 6:45 P.M.