

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

Butch Henry (Overlook)	Present	Steve King (H/49)	Present
Steve Shipp (B/41)	Absent	Alan Kahn (I/39)	Absent
Anke Heineck alt	Present		
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)	Absent
Lance Millington (F/28)	Absent	John Kirkpatrick, Manager	Present

Meeting was called to order at 6:11 pm, by Tom Wicher who presided. The Board approved the August 9th, 2021, meeting minutes. A motion for approval was made by Butch Henry, seconded by Steve King. Motion passed unanimously.

Overlook Condominium Firebreak

Overlook Condo residents Don Seehusan, Helen Miller, Nate Rodan, Barbara Lyon, Seve Pelley, Jonathan Hill attended. Don Seehusan presented concerns by a few homeowners that the vegetation in the Natural area below the rim is a fire hazard and that SVHOA should be maintaining the trees and brush on a frequent basis.

Steve King, landscape manager for SVHOA reported that he and Tom Wicher reviewed the fire hazard below the Overlook Condo's with the BLM, and the BLM has provided its recommendations. Steve has also discussed fire mitigation with the Boise City Fire Dept which generally agrees with the BLM's report. The BLM noted that the green area along the rim provides a fire buffer. Surprise Valley is planning to accomplish the BLM recommendations this fall with BLM grant money.

Overlook homeowners proposed to use private funds to cut trees and wild rose bushes for better views. The SVHOA board approved their request, provided an insured contractor is used.

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.
- Pool Attendant - The proposed pool attendant bonuses were approved.
- Political Sign and Flags – Guidelines for political signs and flags was discussed, in reference to Idaho house bill 503. A motion to clarify front yard signage and flag display in the SV handbook was made by Butch Henry and seconded by Steve King, motion passed unanimously. The following will be added to the SV homeowner's handbook:
 - Political Signs - candidate and ballot initiative signs are allowed beginning 60 days prior to an election and must be taken down 14 days after the election.

- Flags permitted are those allowed by law: American, State of Idaho, MIA/POW, Armed service branch. Sports team game day flags are also allowed.

President's Report – Tom Wicher

- Surprise Way construction: ACHD staff was not in favor of keeping any of the crosswalks but has compromised to allow the crosswalks at the SV entry, and the crosswalks to trails at Farmhouse, Broadwing, and one between Schooner and Wagon Trail; but only if SV enters into a license agreement. ACHD commissioner Jim Hansen is supportive of keeping the paver crosswalks and has included the issue on the ACHD commissioners September meeting agenda.
- Tom discussed the proposed ACHD license agreement to provide maintenance responsibility for any paver crosswalks that are approved. Approval of the HOA entering the license agreement will be discussed after the paver crosswalk decision is final.
- Landscape Contract – Hopkins has requested an increase to offset higher labor and chemical expenses driven by the COVID pandemic. Tom explained the amount that Hopkins had requested and the amount that Steve, John and Tom felt was reasonable. After discussion, a motion was made by Butch Henry and seconded by Gary Wiggins to approve a contract amendment that will increase remaining 2021 level payments by approx. 5%.

Treasurer's Report – Steve King

- Income
 - 75% of plan, seeing continued activity with FH rentals and late fees, the largest segment of 'dues income' is in line with plan at 77%, transfer fees are 25% of plan
- Expenses
 - Overall expenses are 53% of plan YTD which is in line with plan
 - Farmhouse: 65% of plan, continued activity of 'mailbox maintenance and signage'
 - Landscape: 58% of plan, yearend overage is expected with completion of tree canopy work along Surprise Way
 - Pools and Tennis Courts: 45% of plan
 - Utilities: 62% of plan

Landscape Updates – Steve King

- Canopy work of remaining 60 plus Armstrong Maples was completed. Tree health is generally good with exception of tagged trees.
- Cottony Scale is better controlled at this point, the tree trimmer observed.
- Lower walking path maintenance was completed, unfortunately there is a heavy weed infestation this season.
- Crabgrass spot treatment was completed thru Surprise Valley and Canyon Point. Some further touch up may be needed.
- The severely eroded walking path down to soccer field was rebuilt by Hopkins.
- Fire mitigation on rim at Overlook Condos is planned for this fall.

CC&R and ACC Report – John Kirkpatrick

- Tim and Kara Trumbo, 5614 S. Zonetailed. Construct inground backyard pool – approved.
- Alessia Cantaboni, 6143 S. Settlement Way. New roof – approved
- Leslie Boson, 5286 S. Hayseed Way, new roof – approved
- Steve and Dianna Marlow, 5224 Farmhouse. repaint house – approved, and new roof, presidential shingles - approved
- Marnie Ririe, 5754 S. Schooner Way, paint house, window awnings – approved
- Alissa Cantaboni, 6143 S. Settlement Way. Solar panels – approved
- Clint and Shawna Whitehead, 5918 Settlement Way. Neighbors’ complaint Sign and flag violation – letter sent

Old Business –

New Business –

Next Board Meeting - Will be conducted on October 11th, 2021, via zoom.

Adjournment - The meeting was adjourned at 7:26 P.M.