

**Surprise Valley Homeowners' Association, Inc.  
Surprise Valley Farmhouse  
April 11th, 2022, Board Meeting Minutes**

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

Meeting was called to order at 6:06pm, by Steve King who presided. The Board approved the minutes of the last meeting held on March 14th, 2022.

**Neighborhood Manager's Report**

- Accounts Receivable - There were 3 homeowners past due over 90 days. 11 homeowners were 30 days + past due.
- Farmhouse carpet replacement samples and bid. Two bids received and one more to be scheduled. Carpet tiles will be installed.
- Pool Monitor. Currently 5 SV residents have applied. 4 openings. Interviews to begin the last week of April.

**President's Report – Steve King presiding**

- Fence Repairs. Steve reported that he fence materials and the labor was more than we budgeted for. Work will cease and then restart in October when the contractor is back in town.
- ACHD Surprise Way Repaving Schedule
  - Delayed due complications with road mix design.
  - Asphalt milling will begin April 25<sup>th</sup>. (3-4 days)
  - Paving is scheduled to begin April 28<sup>th</sup>. 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.

**Treasurer's Report – Steve King**

- Income on track for fiscal year, including 1 transfer fee and increasing rental fees from Farmhouse
- Expenses in line with Administration and Farmhouse. Irrigation reflected a final sync up payment for Micron
- Cedar Fence Budget: Currently at 160% of plan, due to increasing costs on timber posts and removal efforts, ~60 posts completed at this time

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

- No issues seen currently with irrigation turn on efforts, some water seen at Amity, new valves scheduled for calibration week of 4/11
- Boise Fire announced a limited free chipper day for Surprise Valley residents to remove flammable overhangs and or sage, application posted on both SVHOA web page and Nextdoor.
- A senior representative from Boise Fire was invited to present to interested Homeowners at the July board mtg, more information will be shared prior to.
- Large load of road mix to be delivered to facilitate walking trail remediation.

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

- Cory Sandow, 5565 E Stageline. Bacs – app
- Earl Brown, 5795 S. Horseshoe. New roof, midnight black – approved.
- Yuki Honjo, 5955 E Gateway Dr. new windows and patio door – approved.
- Paul Terry, 5782 S. Schooner Way. Plant front yard tree and 4 bushes – approved.
- Tom Wicher, 5504 S. Broadwing. New roof, weathered wood – approved.
- 16 architectural violations were sent via mail. Garbage cans, trailers, construction materials.

### **Old Business –**

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### **New Business –**

- Alan Kahn offered to have his band play at a community get together at the Farmhouse. Alan to supply prospective dates.

**Next Board Meeting** - Will be conducted at 6:00 PM, May 9<sup>th</sup>, 2022, at the Farmhouse.

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