

**Surprise Valley Homeowners' Association, Inc.
 Surprise Valley Farmhouse
 August 8th, 2022, Board Meeting Minutes**

Nate Roldan (A/Overlook)	Absent	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)	Present	Franziska Goller (K/60)	Absent
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 6:02pm, by Tom Wicher, who presided. The Board approved the minutes of the last meeting held on May 9th, 2022.

Neighborhood Manager's Report

- Accounts Receivable – 2 homeowners are 30 days + past due.
- Board agreed to move the mutt mitt station located in the common area off S. Schooner.
- The Board agreed to Sunday, December 4th for the annual Christmas party.
- The board unanimously agreed to accept the bid from Idaho Wood Sheds for a storage unit at the Satellite Pool to store pool furniture during the off season.

President's Report – Tom Wicher

- Fencing rail replacement – The contractor is replacing the 700 feet of bottom fence rails along the north side of Surprise Way (from Silo to S Settlement Way) that was previously approved by the board. The fence repair is needed and will extend the life of the existing fence.
- Dirt removal – the board agreed to have Hopkins remove the dirt along the fence bottom rail along the south side of Surprise Way.

Treasurer's Report – Steve King

Income

- 70% of budget overall
- Farmhouse Rentals at 98% of plan
- Transfer fees at 36%
- Late fees at 86%
- No budget issues anticipated.

Expenses

- Admin: 53% of budget overall w/neighborhood assistant at 130% of budget.
- Farmhouse: Mailbox steel base invoice paid – limited activity this month.
- Irrigation: no issues, 20% of plan. Micron invoice pending.

Landscape Updates – Steve King

- 53% of plan overall
- Tree and Shrub Maintenance - activity this month for tree treatments thru SV
- Cedar Fence Repairs: 246% of budget - The budget item will overrun further with the current bottom rail replacement and post replacement work that will resume in fall.
- Pool and Tennis 24% of plan, no issues

CC&R and ACC Report – John Kirkpatrick

- 11 violation notices sent via mail. Garbage cans, boats and RVs, lawn maintenance and weed control.
- Mary Hughes, 5576 S. Basalt, paint house, Gray body black fascia, white trim – approved.
- Ann Dallas 5580 S. Basalt, plant tree in front yard – approved.

Old Business –

- none

New Business –

- none

Next Board Meeting - Will be conducted at 6:00 PM, September 12th, 2022, at the Farmhouse.

Adjournment - The meeting was adjourned at 7:16 P.M.