

**Surprise Valley Homeowners' Association, Inc.**  
**Surprise Valley Farmhouse**  
**December 12, 2022, Board Meeting Minutes**

Nate Roldan (A/Overlook)	Present	Steve King (H/49)	Present
Steve Shipp (B/41)	Present	Alan Kahn (I/39)	Absent
Gary Wiggins (C/28)	Absent	Thomas Gehrke (J/49)	Present
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

The meeting was called to order at 6:06pm, by Tom Wicher, who presided. The Board approved the minutes of the last meeting held on November 14th, 2022.

**Neighborhood Manager's Report**

- Accounts Receivable Report: 3<sup>rd</sup> qtr. One homeowner is past due past 365 days. 16 homeowners are 31-60 days past due.
- Farmhouse pool tile – blue tile was selected to match as best possible to the Satellite pool.
- Christmas Party recap – dozens of kids lined up for Santa and face painting. Les Bois Junior High choir sang Christmas Carols and Santa lighted the Christmas tree.
- 2023 Local Neighborhood Meetings. Local Neighborhood meetings should be held in January and the SVHOA annual meeting is planned for February 21, 2023. John will send materials to help board members with their local neighborhood meetings.

**President's Report – Tom Wicher**

- The Sister Sweeper cleaning proposal for 2023-2025 was approved by the board. Thomas Gehrke motioned that the proposed contract be approved; Steve Shipp seconded the motion. The motion passed unanimously.
- The Hopkins landscape proposal for 2023-2025 was approved by the board. Steve Shipp motioned that the Hopkins contract be approved, and Jeff Edwards seconded the motion. The motion passed unanimously. Tom will finalize contract terms with Hopkins.
- ACHD traffic study results were discussed. The 85percentile speed on Surprise Way was 36 mph (1 mph of ACHD criteria) and the 95 percentile speed was 39 mph (2 mph over ACHD criteria); with the speed limit of 30 mph. This meets the criteria for traffic calming measures and ACHD has installed “speed feedback signs” to reduce speeds. No further measures are planned at this time. Steve Shipp discussed the hazard at the intersection of Lichen and Surprise Way.
- Eldon Crocket passing – Eldon Crockett, long time SV resident, board member and neighborhood volunteer recently passed away.

## **Treasurer's Report – Steve King**

### Income

- Income is 99% of budget overall
- Overlook condo and irrigation income at 100%
- Slightly under on transfer fees but over on Farmhouse Rentals

### Expenses

- Admin: (89% of budget) – the annual insurance payment was made in November
- Farmhouse (88% of budget)- Building maintenance over plan
- Onsite contractor is under budget, expected to continue as some of those efforts are being addressed internally, for example the storage shed at Satellite Pool.
- Mailbox over budget as repair and replacement of posts and boxes continues
- Cleaning service contract is under review
- Irrigation Systems (31% of budget) we are awaiting a cost share invoice from Micron
- Landscape (98% of budget) No issues, a new Hopkins contract is in progress
- Cedar fence repairs are over budget as ~140 posts were replaced this year, more work to be done springtime
- Pool and Tennis - Over budget due to chemical costs, a new pool maintenance contractor will be needed as Treasure Valley Pool and Spa will no longer be serving Surprise Valley.

## **Landscape Updates – Steve King**

- Fall cleanup underway, pending weather

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

- 13 Reminder notices were sent via mail. Garbage cans.
- Fabio Pellizzer, 6162 E Settlement Ct. to replace windows – approved
- Mike and Christine Peitz, 5650 S. Schooner Way. to replace windows – approved

## **Old Business –**

- none

## **New Business –**

- none

**Next Board Meeting** - Will be conducted at 6:00 PM, January 9th, 2023, at the Farmhouse.

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