

Surprise Valley Homeowners' Association, Inc.
Zoom Meeting
January 10th, 2022, Board Meeting Minutes

Butch Henry (Overlook)	Present	Steve King (H/49)	Present
Steve Shipp (B/41)	Absent	Alan Kahn (I/39)	Present
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	Present

Meeting was called to order at 6:04 pm, by Tom Wicher who presided. The Board approved the minutes of the last meeting held on December 13th, 2021.

Neighborhood Manager's Report

- Accounts Receivable - There was 1 homeowner past due over 90 days. Twelve homeowners are 30 days + past due.
- Annual Meeting – format and venue discussed. Will try to offer zoom access for those who do not wish to meet in person.
- Neighborhood proxies – John to send neighborhood reps proxy template and neighborhood email lists.

President's Report – Tom Wicher

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Treasurer's Report – Steve King

2021 Year End Financial Review

- INCOME: 98% of budget YTD, slightly behind in interest income, transfer fees and Farmhouse rentals
- EXPENSES:
 - Administration: 88% of budget. Overage on website management.
 - Farmhouse: 89% of budget, overage on building maintenance and on site contractor.
 - Landscape: 96% of planned budget. Overage on tree and shrub maintenance (Maple canopy work) and cedar fence repairs.
 - Pool and Tennis Court: 96% of planned budget, improvements, and automated chlorinator.
 - Utilities: 93% of planned budget.
 - Irrigation: 205% of planned budget, efforts completed to synch up with Micron on correct and timely invoices.

Landscape Updates – Steve King

- **Landscape Note**
 - Hopkins completed work on an Idaho Power contract to clear the Russian Olive trees and other brush on Idaho Power property especially in the vicinity of Bowler Park entrance.
 - Completed North Rim Condo firebreak work, which was paid for by a BLM grant.
 - Two trees were taken down, one pine with toppled top and dead tree across from Broadwing entrance.
 - Meeting scheduled with Hopkins Management in early January to discuss performance review and upcoming season.

CC&R and ACC Report – John Kirkpatrick

- Thom Ford, 6244 S. Survival Pl, replace 8 ft window with sliding glass doors – approved.
- Maurice Ellsworth, 5287 S. Farmhouse Pl. replace wood shingles with presidential shingles. – approved.

Old Business –

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

New Business –

- Request was made to post on SV Website, Boise City ordinance regarding snow removal on sidewalks.

Next Board Meeting - Will be conducted at 6:00 PM, in the Farmhouse February 22nd, 2022.

Adjournment - The meeting was adjourned at 6:51 P.M.