

**Surprise Valley Homeowners' Association, Inc.  
 Surprise Valley Farmhouse  
 June 13th, 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)	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)	Present	John Kirkpatrick, Manager	Present

Meeting was called to order at 6:06pm, 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 - There are 3 homeowners past due over 90 days; reminder notices were sent. 5 homeowners are 30 days + past due.
- Farmhouse carpet - Scheduled to be installed, June 16th
- Pool monitor – Pool attendants are: Elizabeth Thompson (lead monitor), Ashlyn Sandow, Anthony Barbera, Logan Trowbridge and James Strickland.
- Storage Unit bids – John received two bids for a free standing shed at the Satellite Pool and will secure an additional bid.
- Summer Newsletter content was discussed and will include:
  - Tree health report and irrigation reduction along Surprise Way
  - Dog waste and leash reminder
  - Pool rules
  - Speed limit reminder
- Neighborhood party is scheduled for Sunday June 26<sup>th</sup> at the Farmhouse pool and common area. The activities will include:
  - The Notables band will perform
  - Party Trailer from the City of Boise
  - Hotdog vendor
  - Face Painting
  - Bounce house
  - John will coordinate setup with Gary Wiggins
  - John will advertise, post signs at the pools and post on the SV website

### **President's Report – Tom Wicher**

- Farmhouse Roof – Two bids for shingle replacement at the Farmhouse and Satellite Pool control building. The bids range from \$20,800 - \$23,600. Additional bids will be gathered.
- Farmhouse Pool resurfacing – Treasure Valley Pool and Spa recommends resurfacing the Farmhouse pool after this season. The surface shows cracks, tile damage, and as a very rough bottom. John will reach out to Spartan Pools for a bid.

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

#### INCOME

- 50% of plan YTD
- East Wind church payment is pending
- FH rentals are up, which is good to see use of our wonderful assets!

#### EXPENSES

- Admin: 37% YTD --no issues seen
- Farmhouse: on track, some gym improvement activity seen
- Landscape: 31% of plan
- Pool and Tennis: 2% of plan, pool service contract payments typically lag
- Utilities: good for now, a natural gas increase is expected

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

- Blue Ribbon Tree Survey completed, 100 plus pages (1,000 trees) with every tree mapped and documented as to health. Copies are available to interested parties. Some of the Armstrong Maples along Surprise Way were deemed 'critical' and Blue Ribbon is recommending removal.
- Noxious weed application at condos pending
- Locust tree trimming at the tennis courts is still pending
- Paths thru SV have been treated for weeds, quite the control challenges this season
- Hanging baskets and annuals planted on Farmhouse grounds

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

- David Hartley, 6120 S Settlement Way. Paint house and new roof. – approved
- Paul and Julie Terry, 5782 S. Schooner Way, paint house - approved
- Mary Hughes, 5576 S. Basalt Ave, repair siding and change to shake siding – approved
- 11 violation notices sent via mail. Trash vans, boats and rvs, lawn maintenance

### **Old Business –**

- none

**New Business –**

- none

**Next Board Meeting** - Will be conducted at 6:00 PM, July 11th, 2022, at the Farmhouse.

**Adjournment** - The meeting was adjourned at 7:09 P.M.