

Surprise Valley Homeowners' Association, Inc.
Surprise Valley Farmhouse
May 9th, 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)	Absent	Thomas Gehrke (J/49)	Absent
Tom Wicher (D/37)	Present	Franziska Goller (K/60)	Present
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 6:08pm, by Tom Wicher, who presided. The Board approved the minutes of the last meeting held on April 11, 2022.

Officer Bob Gibson and Officer Cody Evens from the Boise Police Dept. provided a summary of their services. Bob who was recently assigned to the Surprise Valley area, encouraged communication with the community. If the neighborhood has concerns they should communicate with Bob. For immediate response call dispatch.

Neighborhood Manager's Report

- Accounts Receivable - There were 3 homeowners past due over 90 days. 11 homeowners were 30 days + past due.
- Farmhouse carpet - Additional samples were reviewed by the board. The estimate for these sample is \$2800 installed.
- Pool monitor interviews are being conducted. 5 candidates applied for 3 openings.
- Garage sale - the board agreed to have community garage sale on Saturday, June 25th, the day prior to the Community Party.
- Neighborhood party - is scheduled for Sunday June 26th at the Farmhouse pool and common area. The activities will include:
 - Alan Kahn Band will perform
 - Party Trailer from the City of Boise
 - Food truck/ice cream truck/ hot dog vendor
 - 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 – Significant wear requires that we consider shingle replacement. One bid has the Satellite Pool house at \$2000 and Farmhouse at \$21,600. Additional bids will be gathered.
- Pool Furniture Storage: Pool furniture and pool covers are currently stored at Access Storage and are transported there each spring and fall. Since the current maintenance contractor is retiring, we are considering adding onsite storage, to reduce transporting and storage expense.

A free-standing storage shed at the Satellite Pool and possibly an enclosure at the Farmhouse are being considered. The board agreed to get bids for the Satellite Pool storage building.

Treasurer's Report – Steve King

- Income-45% of plan, no issues
- Expenses:
 - Admin: 30% of plan, postage at 70% due to envelope purchase, may explore a more cost-effective options if HO emails database update is successful
 - Farmhouse: 24% of plan,
 - Landscape: 30% of plan,
 - Cedar fence post replacement expenditures are completed until fall, 60 posts were replaced, more are needed this fall

Landscape Updates – Steve King

- 14 irrigation system issues caused by the ACHD curb work were identified by Hopkins. SV and Hopkins personnel met with Avalon (ACHD's contractor) to make the repairs. Hopkins will repair the control wiring issues.
- Blue Ribbon is conducting a tree survey; they will be mapping all trees in all areas to assess the health, size and safety.
- A bid was accepted for trimming the Locust Tree overhanging the tennis courts. The work is pending.

CC&R and ACC Report – John Kirkpatrick

- Cory Sandow, 5565 E Stageline. Bacs – app
- Byron Erstad, 6138 Settlement Way. Backyard shed – Approve
- Kent Kalpakjian, 5577 S. Broadwing Way. Paint house - approved
- Fabio Pellizzer, 6142 S. Settlement , Roof top solar panels – approved
- Aldo Maldonado, 6178 Gateway Ct, shingle house, Black Oak – approved
- Bob Butler, 5372 S. Schooner Pl. shingle roof (presidential) shadow gray-
Approved
- John Kirkpatrick, 5767 S. Schooner Way. Shingle roof, Storm Gray – Approved
- 17 violation notices sent via mail. Trash cans, trailers, construction materials.
There has been a significant decline in reminders over the last two months.

Old Business –

- ACHD plans to begin paving on Tuesday May 10 after temperatures warm up to 50 degrees. Work hours are scheduled from 10 AM to 8 PM.

New Business –

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Next Board Meeting - Will be conducted at 6:00 PM, June 13th, 2022, at the Farmhouse.

Adjournment - The meeting was adjourned at 7:15 P.M.

