

**Surprise Valley Homeowners' Association, Inc.
Surprise Valley Farmhouse
November 14th, 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)	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)	Absent
Lance Millington (F/28)	Present	John Kirkpatrick, Manager	Present

The meeting was called to order at 6:04pm, by Tom Wicher, who presided. The Board approved the minutes of the last meeting held on October 10th, 2022.

Neighborhood Manager's Report

- Accounts Receivable Report: 3rd qtr. One homeowner past due past 180 days. 7 homeowners 30 days past due.
- Farmhouse pool resurface bid update. All Idaho Pool and Spa has begun demo work to prepare for Spring plastering.
- Christmas Party December 4th volunteers needed. To date there have not been any volunteers signed up for the Christmas party.
- 2023 Board election reminder.

President's Report – Tom Wicher

- Sister Sweeper contract proposal. John to negotiate bid increase with SS. John to communicate with SS that Overlook Condos are seeking bid for pool.
- Hopkins Contract Proposal. Steve and Tom to finalize contract terms and negotiation.
- Cedar fence repair. 60 post repaired with more scheduled for the spring. Fence repair is significantly over budget.

Treasurer's Report – Steve King

Income

- 96% of budget overall
- Farmhouse Rentals at 117% of plan
- Transfer fees at 50%

Expenses: through October (84%)

- Admin: 74% of budget overall (no issues)
 - Management: 81% of plan
 - Farmhouse: 78% of plan, some fitness room maintenance
 - Cleaning contract in house for 2023.
 - Landscape: 88% of budget, cedar fence repair resuming.
 - Pool and Tennis: 89% of plan, pool attendant bonus paid.
- Irrigation: 31% of plan - pump expenses through May, have not received Micron invoice for June, July and August, expect in December.

Landscape Updates – Steve King

- Fall cleanup underway, pending weather
- Contract discussions underway, will have a draft contract for board review at December meeting.
- Landscaping bonuses for Chad and Rudi approved.

CC&R and ACC Report – John Kirkpatrick

- 25 Reminder notices sent via mail. Garbage cans, boats and RVs, lawn maintenance.
- Nathan Woodgerd, 5428 S. Broadwing, remove diseased tree from backyard – approved
- Marnie Ririe, 5754 S. Schooner Way, paint house white with dark blue trim – approve
- Richard Shaine, 5682 S. Basalt, modify fence line to accommodate tree. – approved
- Anna Hoffpauir, 5545 Zonetailed. Remove front yard tree – approved.

Old Business –

- none

New Business –

- none

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

Adjournment - The meeting was adjourned at 6:45 P.M.