

**Surprise Valley Homeowners' Association, Inc.  
 Surprise Valley Farmhouse  
 October 10th, 2022, Board Meeting Minutes**

Nate Roldan (A/Overlook)	Present	Steve King (H/49)	Absent
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)	Present
Jeff Edwards (E/69)	Absent	Lisa Patterson (L/18)	Absent
Lance Millington (F/28)	Present	John Kirkpatrick, Manager	Present

The meeting was called to order at 6:05pm, by Tom Wicher, who presided. The Board approved the minutes of the last meeting held on September 13th, 2022.

**Neighborhood Manager's Report**

- Accounts Receivable Report: 3<sup>rd</sup> qtr. One homeowner past due past 90 days. 9 homeowners 30 days past due.
- Farmhouse pool resurface bids. The board authorized \$46,500 for pool resurfacing to be performed by either All Idaho Pool and Spa or Edwards Pool and Spa Repair, pending detail clarification.
- Christmas Party December 4<sup>th</sup>. Santa Contract has been signed and John to schedule face painter and choir.
- The Farmhouse parking lot was seal coated and parking lines repainted this month.

**President's Report – Tom Wicher**

- Process Manual: Tom is rewriting SV office procedures, tasks, vendor contacts and calendar activities into a manual form. A winterization procedure was completed for work that John Schroder previously performed.
- Money has been transferred from Savings Account into Checking Account to cover outstanding invoices on roof repair and parking lot sealing.

**Treasurer's Report – Tom Wicher**

Income

- 76% of budget overall
- Farmhouse Rentals at 108% of plan
- Transfer fees at 50%

Expenses: through September (75%)

- Admin: 67% of budget overall (no issues)

- Management: 73% of plan
- Farmhouse: 75.6% of plan, some fitness room maintenance
- Mailbox signage at 89% of plan – HOA purchased machine for house numbers.
- Irrigation: 31% of plan – pump expenses through May, have not received Micron invoice for June, July and August
- CapX expenditures yet to be invoiced include Farmhouse parking lot sealcoat, roof shingle replacement, and installing new storage shed.

#### **Landscape Updates – Tom Wicher**

- Hopkins chipper day October 4<sup>th</sup> and 5<sup>th</sup> focused on pruning overgrown trees and shrubs along Surprise Way. There is more work needed on the Hwy 21 end of Surprise Way.
- Irrigation turnoff is scheduled for October 14<sup>th</sup>, pressurized air for homeowners' system blowout will be on October 22 and 23rd.

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

- 14 Reminder notices sent via mail. Garbage cans, boats and RVs, lawn maintenance and weed control.
- Jerry and Lois Beto, 5991 S. Schooner Pl. paint house white with black trim – approved.
- Dave and Karen Humphrey, 5675 S. Schooner Way. Paint house, repair siding – approved.
- Mathew Thorum, 5935 S. Settlement Way. Paint house – approved.

#### **Old Business –**

- none

#### **New Business –**

- The board discussed dues increase pending yearend expenses, finalization of new fiscal budget and new contractor agreements.
- Notice of architectural violations to be sent to 6103 S. Settlement (Yochum) regarding unauthorized detached shed and play structure.

**Next Board Meeting** - Will be conducted at 6:00 PM, November 14th, 2022, at the Farmhouse.

**Adjournment** - The meeting was adjourned at 6:53 P.M.