

**Surprise Valley Homeowners' Association, Inc.
Surprise Valley Farmhouse
September 12th, 2022, Board Meeting Minutes**

Nate Roldan (A/Overlook)	Absent	Steve King (H/49)	Present
Steve Shipp (B/41)	Present	Alan Kahn (I/39)	Absent
Gary Wiggins (C/28)	Present	Thomas Gehrke (J/49)	Absent
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 August 8th, 2022.

Neighborhood Manager's Report

- Farmhouse rental request for yoga studio – the board voted not to allow this request, as it's a commercial use for Farmhouse.
- Pool attendant bonus: The Board approved 2022 performance bonus for pool attendants.
- Farmhouse pool resurface bid: One bid has been obtained and another from All Idaho Pool and Spa is pending.
- Tennis court net repair: The board approved the purchase of a new net.
- Satellite pool gate repair: ISI replaced lock and strike plate.
- Newsletter content: Topics include - irrigation information, HOA management info, invoice schedule, storage unit construction, roof replacement.

President's Report – Tom Wicher

- Fence Repairs:
 - Fence rail replacements – Replacement of 700 ft of bottom rails has been completed. The board agreed to an additional replacement of 150 linear feet.
 - Post replacement. Approx 80 posts along Surprise Way have been marked for replacement. The board agreed to proceed with the work.
 - The board discussed bottom rail repairs where trees have grown into the fence along the south side of Surprise Way.
- Firewise Chipping Days – John will send out an email to homeowners with the link to sign up for the Boise Firewise chipping.

Treasurer's Report – Steve King

Income

- 76% of budget overall
- Farmhouse Rentals at 128% of plan
- Transfer fees at 50%
- Interest income growing

Expenses

- Admin: 59% of budget overall (no issues)
- Farmhouse: 65% of plan, some fitness room maintenance
- Mailbox signage at 81% of plan – HOA purchased machine for house numbers.
- Irrigation: 31% of plan -recent invoice from Micron for two quarters of expenses

Accounts Receivable

- 3 Homeowners delinquent 90 days or more.

Landscape Updates – Steve King

- 68% of plan overall, (no issues anticipated)
- Common area birch trees to be trimmed by contractor on Survival and Schooner entries.
- Sod work and path graveling work to be done this month
- Irrigation turnoff scheduled for October 14th, pressurized air for homeowners' system blowout will be on October 22 and 23rd.

CC&R and ACC Report – John Kirkpatrick

- 11 violation notices sent via mail. Garbage cans, boats and RVs, lawn maintenance and weed control.
- Mary Hughes, 5576 S. Basalt, paint house, gray body black fascia, white trim – approved.
- Ann Dallas 5580 S. Basalt, plant tree in front yard – approved.

Old Business –

- none

New Business –

- Discussed solution for tennis court gate locks.
- Discussed Eastwind Church overwater. John will follow up with Eastwind.

Next Board Meeting - Will be conducted at 6:00 PM, October 10th, 2022, at the Farmhouse.

Adjournment - The meeting was adjourned at 7:21 P.M.