

**Surprise Valley Homeowners' Association, Inc.
Surprise Valley Farmhouse
August 14th, 2023, Board Meeting Minutes**

Nate Roldan (A/Overlook)	Absent	Steve King (H/50)	Present
Steve Shipp (B/39)	Present	Alan Kahn (I/39)	Present
Gary Wiggins (C/28)	Present	Steve Jackson(J/49)	Present
Tom Wicher (D/37)	Present	Franziska Goller (K/60)	Present
Jeff Edwards (E/69)	Present	Lisa Patterson (L/18)	Present
Lance Millington (F/28)	Present	John Kirkpatrick, Manager	Present

The meeting was called to order at 6:01 PM by Tom Wicher, who presided. The Board approved the minutes of the last meeting held on June 12th, 2023. There are no meeting minutes for July as there were not enough board members for a quorum.

Neighborhood Manager's Report

- Accounts Receivable Report: One homeowner past due past 365+ days. 12 homeowners are 31-60 days past due, 4 past due 91+.
- Summer Party. Report on cost and attendance. Consensus that more people attended this year than last. Dates for next year's party were discussed.
- HOA Legislation. The Board discussed recent state legislation affecting HOA.
- Bike Path. Homeowner Russ Moltke is leading an effort to have the city repair and restripe the greenbelt path.
- Cedar Fence repairs. The board authorized the purchase of 40 cedar posts to have on hand, while the posts are in stock.

President's Report – Tom Wicher

- Financial position was discussed.
- HOA requirements for screening fences was discussed. The Homeowner's Handbook will be updated.

Treasurer's Report – Steve King

- INCOME: Healthy dues income for this last period, late payers are being addressed. Farmhouse rentals at 127% of budget--good for the community!
- EXPENSES
- Admin-no issues expected, 60% of budget
- Farmhouse-50% of budget to date, mailbox activity at 102%. Limited activity through the EOY is expected.
- Irrigation: Cost sharing payment was made to Micron for March thru May.

- Landscape-62% overall to budget. Continued cedar fence repairs this month, focus on general repairs along the south side of Surprise Way prior for fence painting next year.
- Pool: 40% of budget – no issues
- Utilities: 58% of plan, anticipating increases due to new water and gas rate increases.

Landscape Updates – Steve King

- Canyon Point fire mitigation work was completed; the cost of the work was covered under a BLM grant. The grant included trimming a Juniper in front of the Farmhouse.
- Canyon Point entry islands were cleaned up.
- The HW21 entry island was cleaned up from balsam and weeds, shrubs trimmed.
- Christmas lights-commercial grade light options were shared with board members.

CC&R and ACC Report – John Kirkpatrick

- 22 CCR reminder notices sent via mail.
- Nate and Amanda Chapman, 5631 Basalt, paint house blue, November Skies, - approved
- Luis Vasquez, new shingles, black – approved
- Jerry and Lola Beto, 5991 S. schooner pl, new presidential shingles, black – approved
- Steve King, 6108 S. Schooner pl, new shingles, grey – approved
- Chris and Kristin Brandt, 5764 S. Horseshoe, remove front yard tree, grind stump – approved
- Joe and Teresa Paige, 5243 Farmhouse Pl, front and backyard landscaping – approved, privacy fence on condition it does not exceed 6 ft.
- Cory Sandow, 5565 Stageline, sun shades over patio – approved
- Karen Henry, 5956 Gateway Dr, new shingles, black – approved

Old Business –

New Business –

- It was noted that a Canyon Point homeowner's lawn is not being watered and is dying. John will send a violation notice to the homeowner.
- It was noted that mutt mitt containers are empty.

Next Board Meeting - Will be conducted at 6:00 PM, September 11th, 2023, at the Farmhouse.

Adjournment - The meeting was adjourned at 7:16 P.M.