

**Surprise Valley Homeowners' Association, Inc.
Surprise Valley Farmhouse
December 11th, 2023, Board Meeting Minutes**

Nate Roldan (A/Overlook)	Present	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)	Absent
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 6:02 PM by Tom Wicher, who presided. The Board approved the minutes of the last meeting held on November 13th, 2023.

Neighborhood Manager's Report

- Accounts Receivable Report: One homeowner past due past 365+ days. 3 homeowners 91+ days past due, 7 past due 31+ days. A lien will be filed next week on homeowner that is 365+.
- Christmas Party recap. Santa, Face Painter, and choir were all great and the venue was at capacity.
- Art Pop up. Residents requested to rent Farmhouse for an art pop up. Approved unanimously by the board.
- Neighborhood meetings to be held in February.
- Annual meeting Feb 20th, 2024.
- Neighborhood manager job posting will be included in the winter newsletter.

President's Report – Tom Wicher

- City of Boise is going to remove 7 of the 11 trees in the center median of Surprise Way off of Amity.
- Capital projects for 2024.
 - Paint cedar picket fence on the south side of Surprise Way.
 - Stain and repair the Farmhouse deck
 - Paint the exterior Farmhouse window trim

Treasurer's Report – Steve King

- Board members were shared a draft copy of the 2024 Budget for their review and comments. Final modifications will be completed by month end.
- Income YTD is at 99.2%, well done by the HOA Mgmt team to collect on dues and leases.

- Administration: 97% of budget, insurance costs and blanket policy slightly more than planned
- Farmhouse Expenses: 91% of plan for the year
- Pumphouse: 158% of plan due to calendar year, which includes an extra payment from 2022 being made this year.
- The CPI index will be used to increase SVHOA water lease bills.
- Landscape: 100% of plan but will be over budget due to calendar year 2022 payment being made in 2023.
- Pool and Tennis: 8-% of plan, pool contractor fees were slightly less this year than last.
- Utilities: 92% of budget, 2024 budget raised slightly to accommodate expected increases.

Landscape Updates – Steve King

- Limited activity this time of year. A motion was made and approved to bonus the Hopkins Site Manager for his efforts this season. No bonus for assistants this season. A meeting will be scheduled with Hopkins team in January to set expectations for coming season,

CC&R and ACC Report – John Kirkpatrick

- 21 CCR reminder notices sent via mail.
- Ben Agol and Franziska Goller, 6164 Gateway Ct. detached backyard storage shed - approved

Old Business

- No old business.

New Business – No new business.

Next Board Meeting - Will be conducted at 6:00 PM, January 8th, 2023, at the Farmhouse.

Adjournment - The meeting was adjourned at 6:30 P.M.