

**Surprise Valley Homeowners' Association, Inc.  
Surprise Valley Farmhouse  
February 21st, 2023, 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 6:05 PM, by Tom Wicher, who presided. The Board approved the minutes of the last meeting held on January 9th, 2023.

**Neighborhood Manager's Report**

- Accounts Receivable Report: One homeowner is past due past 365+ days. 14 homeowners are 31-60 days past due, 4 past due 91+. John will send a letter by certified mail to this unresponsive homeowner.
- Mailbox replacements. Gary Wiggins proposed that we charge for mailboxes that do not come under normal wear and tear, such as a homeowner that recently had their mailbox replaced and now has requested another mailbox.
- 2023 Local Neighborhood Elections. Current neighborhood reps have conducted their meetings and have returned proxies. All current delegates were reelected.

**President's Report – Tom Wicher**

- Tom informed the board that the dues increase letter included a paragraph stating that Late Fees are assessed at \$25 per quarter and 1% per month, as previously discussed by the board.
- Board of Director elections. Tom Wicher was elected President. Gary Wiggins was elected Vice President. Steve King was elected Treasurer. John Kirkpatrick was elected Secretary.
- Committee Volunteers. Landscape Committee: Steve King. Social Committee: Alan Kahn. Architectural committee: Steve Shipp, Gary Wiggins, Jeff Edwards, Lorraine Kerr, Mary Hughes.

**Treasurer's Report – Steve King**

- Income is on track YTD, including dues income from Overlook condos and late fee collections.
- Expenses are in line with budget, an umbrella insurance payment is pending.
- No issues with Farmhouse cleaning and supplies.

- Micron irrigation cost sharing invoices for Jun-Aug 2022, and Sep-Nov 2022 have been reviewed and we are waiting for final invoices.
- Landscape: We have 1 more payment on the existing landscape agreement. The new agreement begins Mar 2023.
- A new tennis court net and crank hardware was purchase; the nets will be reinstalled when weather clears.

### **Landscape Updates – Steve King**

- Tom and Steve walked the Armstrong maples from Amity entrance with reps from Boise City arborists. They recognized trees are in the city right of way, and therefore have agreed to perform the removal of dead trees and the eventual replacement of trees.
- The Forester suggested we visit city nursery to review replacement options, the city will not replace the trees with Red Maples due to health issues they have experience around the city.
- Steve will meet with Sawtooth to secure quotes for Willow Tree work in 2 drawparks.
- Further cleanup of branches was completed; cleanup along gravel paths is pending.

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

- 27 Reminder notices were sent via mail. Garbage cans.
- Richard Shaine, 5682 Basalt. Remove front yard tree – approved.

### **Old Business –**

- Steve Ship updated the board that his neighborhood has been in discussion with ACHD's John Wasson regarding traffic safety concerns at the intersection of Lichen and Surprise Way. Mr. Wasson will further investigate the issue.

### **New Business –**

- none

**Next Board Meeting** - Will be conducted at 6:00 PM, March 13th, 2023, at the Farmhouse.

**Adjournment** - The meeting was adjourned at 6:55 P.M.