

**Surprise Valley Homeowners' Association, Inc.**  
**Surprise Valley Farmhouse**  
**January 9th, 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 6:04 PM, by Tom Wicher, who presided. The Board approved the minutes of the last meeting held on December 12th, 2022.

**Neighborhood Manager's Report**

- Accounts Receivable Report: 3<sup>rd</sup> qtr. One homeowner is past due past 365+ days. 14 homeowners are 31-60 days past due, 4 past due 91+.
- Homeowners Manual update 2023. The updated manual has been loaded onto the main page of SV website.
- Pool Maintenance bids. Bids have been secured from Pool Dr, Ben Leggitt and Kai Pool Co. The board requested references for all of the applicants. John to follow-up.
- 2023 Local Neighborhood Meetings. Local Neighborhood meetings should be held in January and the SVHOA annual meeting is planned for February 21, 2023. John will send materials to help board members with their local neighborhood meetings.
- Annual meeting presentation content. The board discussed possible content that includes topline budget and expenditures, notable accomplishments in 2022 and what's planned for 2023.

**President's Report – Tom Wicher**

- 2023 proposed budget was presented and discussed by the board. With minor modifications, the board agreed on the final budget. A motion was made and seconded to approve the budget with the changes discussed. The vote passed unanimously.
- Propose 2023 projects were discussed. The proposed projects include: 1) staining cedar fencing along the north side of Surprise Way, 2) Completing the Farmhouse Pool plastering, 3) staining the Farmhouse deck, 4) purchasing new LED Christmas lights, 5) replacing the tennis courts wind screens and adding a bottom fence rail.
- A HOA assessment (dues) increase was discussed; an increase of dues was set at \$50.00 per quarter which will be effective on the 2<sup>nd</sup> quarter 2023 assessments. A motion was made and seconded. Motion carried unanimously.
- 2022 Financial Statements will be sent to every homeowner before the end of January.

## **Treasurer's Report – Steve King**

### **2022 in Review**

#### Income

- Income is 100% of budget overall.
- Slightly under plan are transfer fees, with upsides due to interest payments and late fees.

#### Expenses

- Expenses to budget at 92% of plan
- Items behind the plan include neighborhood management, accounting services were flat and will be the same heading into 2023.
- Due to aging development building maintenance was over plan, cleaning and supplies in line with budget. Onsite contractors significantly behind plan as individuals retired and some of those duties will be covered directly. Fitness room maintenance was over plan again due to age of equipment.
- Community gatherings were over plan due to summer community party and Christmas Holiday party.
- Landscape line items were overall at plan, looking ahead, costs here will be higher moving into 2023 due to renewed contract with our vendor.
- Overall utilities were in line with plan, natural gas expenses are expected to be higher moving into 2023. Pool and Tennis maintenance over budget due mainly to higher chemical costs, these costs are expected to be higher into 2023.

## **Landscape Updates – Steve King**

- Leaf cleanup underway, competition of work is pending weather

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

- 22 Reminder notices were sent via mail. Garbage cans.
- No architectural requests were processed in December.

## **Old Business –**

- none

## **New Business –**

- none

**Next Board Meeting** - Will be conducted at 6:00 PM, February 21, 2023, at the Farmhouse.

**Adjournment** - The meeting was adjourned at 7:33 P.M.