

**Surprise Valley Homeowners' Association, Inc.
 Surprise Valley Farmhouse
 November 13th, 2023, Board Meeting Minutes**

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

The meeting was called to order at 6:06 PM by Tom Wicher, who presided. The Board approved the minutes of the last meeting held on October 9th, 2023.

Neighborhood Manager's Report

- Accounts Receivable Report: One homeowner past due past 365+ days. 4 homeowner 91+ days past due, 26 past due 31+ days. John will follow up with giving notice and placing a lien on the homeowner 365 days past due.
- Daybreak Subdivision: The neighborhood manager communicated to the Daybreak board members that SV would not entertain their request to join Surprise Valley until Daybreak reconciled their fencing and financials issues.

President's Report – Tom Wicher

- Powerline Relocation to Well Pump: Homeowner Terry Scanlon gave a historical account of the irrigation well located below the north rim near the New York Canal, as well as a summary of the HOA water rights. Terry explained the well pump was a temporary solution when it was installed and provided irrigation water during the first couple of years of the subdivision's development. Since the installation of the joint pump system with Micron, Simplot and Viola it has not been used and it is unlikely that it would be needed in the future. The well water right is restricted to a 7 day annual limit.

Based on this assessment, the board voted unanimously to allow Idaho Power discontinue service to the well pump. Instead of rebuilding the powerline along the walking path as currently planned for wildfire mitigation, Idaho Power may remove the service to the well pump. Approval is pending Tom verifying with Hopkins that the sprinkler stations can be operated by battery. *(Hopkins later verified that batteries could be installed at minimal cost.)*

- City of Boise tree removal. Tom and Steve King will meet with the City Forrester on Friday regarding removal of several maple trees in the street median near Amity.

Treasurer's Report – Steve King

- **INCOME:** Income is lagging behind plan in regards to dues income from HO's. The new management team with the Overlook Condos will get current this week.
- Four HO's are 2 plus quarters late in dues submission. Farmhouse rentals ahead of plan for the period.
- **ADMIN:** Insurance payment to be made this fiscal period. Farmhouse expenses are in line with plan, no issues are anticipated.
- **IRRIGATION:** The Micron cost sharing invoice for June to August is expected this month. Payment will be made this fiscal period.
- **LANDSCAPE:** Landscape is 91% of plan, a large invoice was paid this month for the mainline leak repair on south side of Surprise Way.
- Tree and Shrub maintenance is expected to be over budget, due to removal of fallen Willow Tree and adjacent Willow Tree trimming.
- **POOL and TENNIS:** 82% of plan, no further invoices expected.

End of year Estimate. Overall, expenses will be \$42,000 over budget.

Landscape Updates – Steve King

- Hopkins reported irrigation blow out in common areas went well, although some HO's were observed blowing out their sprinklers in parallel with common areas. There were very few issues reported during the homeowner blowouts; HO's appeared to follow their designated blow out times.
- Willow Tree trimming in DP 7 (between Farmhouse and Broadwing) was completed, including removal of large overhangs over SV fences.
- Fall clean up continues,
- A bid was received for Willow Tree removal at the satellite pool.

CC&R and ACC Report – John Kirkpatrick

- 18 CCR reminder notices sent via mail.
- Lori Larson, 5582 Stageline, exterior paint, brown - approved
- Franziska Goller, 6164 Gateway Ct. front yard landscaping - approved
- Steve Shipp, 5224 Sweetgrass, new gutters, brown – approved.

Old Business

- Boise city continues to work on the contract details for the greenbelt repair.
- SV Christmas party is scheduled for December 3rd.

New Business – No new business.

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

Adjournment - The meeting was adjourned at 7:02 P.M.