

**Surprise Valley Homeowners' Association, Inc.
 Surprise Valley Farmhouse
 October 9th, 2023, Board Meeting Minutes**

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

The meeting was called to order at 6:03 PM by Tom Wicher, who presided. The Board approved the minutes of the last meeting held on September 11th, 2023.

Neighborhood Manager's Report

- Accounts Receivable Report: One homeowner past due past 365+ days. 1 homeowner 91+ days past due, 12 past due 31+ days.
- Pool Attendant Bonus: The board approved year end performance bonuses for three pool attendants.
- Pool Tie downs: Several anchors used to secure the pool cover have seized and are no longer operational. A bid was obtained for \$1,300 from Absolute Pool to repair and replace 50 anchors. Tom will explore alternate fix.
- Web Master Change: SV website manager is retiring and a replacement is being sought. An announcement will be placed in the winter newsletter for someone interested in performing the website maintenance.
- Zero Landscape Architectural guidelines: Board member Franziska Gollar proposed that the board review the existing architectural guidelines which requires 60% of the front yards be grass. Franziska proposed that landscaping requiring less water should be considered. The board tabled the request and will see what other HOA's determine in their guidelines.

President's Report – Tom Wicher

- Daybreak Subdivision request: The board discussed the request from Daybreak Subdivision (consisting of 14 homes) to be annexed into the SVHOA. It was decided that certain financial and homeowner issues need to be resolved by Daybreak before the Board would consider their request.
- Main line irrigation break: The repair was completed in September. Invoice forthcoming.
- Idaho Power line relocation. Idaho Powers relocation of the powerline to the well pump was discussed. The well pump consists of two pumps, one for the canal and one from the well. Tom will reach out to Idaho Power for additional discussion on relocation.

- Christmas lights: The board moved to purchase commercial grade Christmas lights for this winter.

Treasurer's Report – Tom Wicher

- INCOME
 - Overall income is on track at 74% of budget.
- EXPENSES
 - Overall Admin is 75% of plan.
 - Manager/Assistant Manager expense is 82% of plan. A plan is in place to reduce manager and asst. manager expense.
 - Irrigation: 99% of plan with payments through May. The timing of the next Micron invoice for June – August is unknown.
 - Other Landscape & Irrigation: 13% of budget now, will likely be exceeded due to main line leak repair.
 - Tree/Shrub: 85% of plan. This budget item is likely to be over budget for the year due to storms and age-related issues.
 - Pool and Tennis: winding down for the season, will end up below budget.
 - Utilities: 80% of plan. Electrical is our largest expense, but should drop off now that the pools are closed and circulation pumps are not operating.
- A spreadsheet showing the expected expenses for the months of Oct – Dec was reviewed with the Board. Large unplanned expenses include: Farmhouse door lock repairs, irrigation line repairs, Willow Tree removal. The largest unknown is when the next Micron irrigation invoice will be received. Including the Micron invoice, expenses will be \$36,000 over budget.

Landscape Updates – Tom Wicher

- Extensive trimming along Surprise Way and Common Areas by contractor and board members took place on October 4th and 5th.
- Removed down Willow Tree in draw park 7, between Farmhouse and Broadwing.
- Fall fertilizing was completed.
- A contractor is currently working to remove a dead pine tree and trimming several bushes, including work in draw park 6, between Zonetailed and Cliffside.
- Sprinkler blowouts are scheduled for October.

CC&R and ACC Report – John Kirkpatrick

- 18 CCR reminder notices sent via mail.
- Brian Johnson, 5977 E. Gateway Dr, paint house gray – approved
- Ezequiel Russell, 6226 Survival Pl, paint house mindful gray. – approved
- Byingjun Ra, 5552 S. Basalt Ave. remove 2 trees and stump - approved

Old Business

- Boise City said they were working on the contract details for the greenbelt repair and restriping.

- ACHD painted a “SLOW” sign on Surprise Way at the intersection to Lichen.

New Business – No new business

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

Adjournment - The meeting was adjourned at 7:19 P.M.