

**Surprise Valley Homeowners' Association, Inc.
Surprise Valley Farmhouse
September 11th, 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)	Absent
Tom Wicher (D/37)	Present	Franziska Goller (K/60)	Present
Jeff Edwards (E/69)	Present	Lisa Patterson (L/18)	Present
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 August 14th, 2023.

Neighborhood Manager's Report

- Accounts Receivable Report: One homeowner is past due past 365+ days. 2 homeowners are 91+ days past due, 14 past due 31+days.
- Farmhouse Door Lock replacement. Baldwin Lock and Key was familiar with the locks and will look for parts.
- Farmhouse recycling and compost. A recycling container is now at the Farmhouse. The compost bin at community garden is no longer available.
- Newsletter content. The board suggested to include in the fall newsletter:
 - Christmas party information
 - Irrigation shutoff schedule and instructions
 - HOA improvements
 - Sign and Flag reminder
 - Summer party recap and date

President's Report – Tom Wicher

- Main line irrigation break was discussed. Trees roots and utilities have complicated the repair and delayed the repair schedule. The cost of the repair is estimated at \$7,000 -\$9,000.
- Idaho Power plans to relocate the service line below the north rim to the well pump this fall, which will be relocated out of the marsh area. New pole locations along the walking path are staked. The board discussed the need for service to the well pump, since it is unlikely that it will ever be used.
- Christmas lights. The cost of the new commercial style Christmas lights was discussed. The board decided to defer the purchase until unplanned expense are firmed up, including irrigation repairs, gravel path repair and Willow Tree removal.

Treasurer's Report – Steve King

- INCOME 66% time elapsed
 - Income is on track, Farmhouse rental income is over plan which is expected to continue.
 - Overlook Condos dues and irrigation for Q3 are due.
- EXPENSES
 - Admin is 67% of plan
 - Farmhouse 68% of plan. Due to large expenses for the irrigation leak, gravel path repairs and tree removal, we will slow down cedar fence repairs (current with vendor bills and post order) and mailbox repairs unless necessary.
 - Irrigation: 99% of plan
 - Tree/Shrub: Likely to be over budget for the year due to the removal of a large Willow Tree in DP7, that blew down.
 - Landscape: “Other Landscape & Irrigation” is 13% of budget now, but will likely exceed budget due to irrigation mainline repair.
 - Pool and Tennis: Pool maintenance is winding down for the season, which will likely end up below budget.
 - Utilities: 69% of budget, likely overrun budget due to price increases.

Landscape Updates – Steve King

- Several yards of road mix and skip loader work was needed to rebuild steep paths going to soccer field after rainstorm, water bars were installed to minimize future damage.
- Quotes are being secured to remove a dead pine, dead Amur Maples, etc
- Quote are being secured for large Willow Tree that fell down in DP7 (between Broadwing and Farmhouse).
- Sprinkler blowout for homeowners is scheduled on the October 21st and 22nd. Guidance on this process will be provided in the HOA newsletter.

CC&R and ACC Report – John Kirkpatrick

- 31 CCR reminder notices sent via mail.
- Ken Somerville, 5369 Hayseed, 3 neighbor complaints about house maintenance.
- Karen Humphrey, 5675 S. Schooner Way, remodel garage window with sun-hade – approved.
- Anda Mocuta, 5578 S. Horseshoe, paint house gray – approved.

Old Business – The toxic waste deposits in the garbage cans appears to have ceased.

New Business – Randy continues to perform the subdivision drive through inspections.

Next Board Meeting - Will be conducted at 6:00 PM, October 9th, 2023, at the Farmhouse.

Adjournment - The meeting was adjourned at 7:06 P.M.