

**Surprise Valley Homeowners' Association, Inc.
 Surprise Valley Farmhouse
 December 9, 2024, Board Meeting Minutes**

Nate Roldan (A/Overlook)	PRESENT	Steve King (H/50)	PRESENT
Joe Atalla (B/39)	PRESENT	Alan Kahn (I/39)	absent
Gary Wiggins (C/28)	absent	Byron Erstad (J/49)	PRESENT
Tom Wicher (D/37)	PRESENT	OPEN SEAT (K/60)	
Christa Schooley (E/69)	absent	Kathy Reavy (L/18)	absent
Lance Millington (F/28)	PRESENT		
Rachael Montesano, Manager	PRESENT	Tarra Eshgh (Overlook)	PRESENT

The meeting was called to order at 6:05 PM by Tom Wicher, who presided.

Approval of the November 11, 2024, meeting minutes. Unanimously approved.

Neighborhood Manager's Report

- AR @99%. 3 members (4 homes) outstanding for Q4, multiple prepaids
- 1 more title transfer expected in 2024 (off Lichen)
- Operating acct was opened at MACU, transactions through this account will start in Jan 2024.
- \$1300 in FH rentals for December. Rachael noted that rental policy needs amended as homeowners are making reservations for 2026 and that it may be too long to hold a check. There was a discussion of what to do with existing reservations vs. new (after Dec 9, 2024) and when to cash reservation checks. Joe made a motion: Effective Dec 10, 2024, reservations will open 1 year in advance, but those existing reservations (beyond one year) be honored. Reservation checks will be non-refundable and to be deposited at the time of booking. SVHOA will continue to hold the cleaning deposits until needed. Lance 2nd the motion. Approved unanimously.

President's Report – Tom Wicher

- Overlook special assessment update. Tarra suggested that the Master Association engage ST&R for all admin of levy and collection of special assessments. ST&R will proceed with the intent to have the loan approved by Feb and if so, be ready to move forward with levy. Tom and the board unanimously gave the blessing to do so and keep us posted.
- The proposed 2025 budget was reviewed. Joe made a motion to approve as written. Lance 2nd. Unanimously approved.
- Annual SVHOA meeting, Feb 18th.
- Local Neighborhood Meeting procedures. Discussion for board members regarding methods that work best for conducting neighborhood meetings and collecting proxies prior to the meeting. Rachael will get packets of meeting details to each neighborhood rep.
- Board Member Guide – This document was updated and distributed to neighborhood reps.

Treasurer's Report – Steve King

- Income is over plan at 107%, dues 100% collected as well as irrigation income. Interest and transfer fees were collected and are over plan for the year
- Admin Expenses: at 73%, insurance payment will be paid in December
- Farmhouse Expenses: 84% overall to plan, thanks to board members stepping in to help on various projects
- Irrigation: Awaiting cost sharing invoice for June-Aug from Micron

Landscape Updates – Steve King

- Limited activity-motion made to provide key Hopkins contact a seasonal bonus. Unanimously approved.

CC&R and ACC Report – Manager

- 6333 S Schooner (Stednitz) – new fence (overlapping cedar)
- 6126 S Schooner (Huck) – new windows (no grid)
Rachael approved these two without assistance from the committee as they were straightforward.

Old Business

- No old business.

New Business

- Christmas party was success. Will continue next year with similar event.

Next Board Meeting - Farmhouse, 6 PM, Monday, January 13th, 2024

Adjournment - The meeting was adjourned at 7:03 P.M.