

**Surprise Valley Homeowners' Association, Inc.**  
**Surprise Valley Farmhouse**  
**November 11, 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)	PRESENT	Kathy Reavy (L/18)	absent
Lance Millington (F/28)	absent		
Rachael Montesano, Manager	PRESENT	Tarra Eshgh (Overlook)	PRESENT

The meeting was called to order at 6:01 PM by Tom Wicher, who presided.

**Approval of the October 14, 2024, meeting minutes.** Unanimously approved.

**Neighborhood Manager's Report**

- **AR report review.** 95% collected to date.
- **Trash suspended** – Garden and Satellite pool on seasonal hold until May 2025.
- **Amenity updates** - A new fan was installed in Fitness Center and the Google TV streaming device was setup at Farmhouse and fitness center. Updates to be posted in next newsletter.
- **Neighborhood K**– No representation. Per CCRs that neighborhood will continue to un-represented until a volunteer steps up. This brought up a discussion of the upcoming neighborhood meeting and neighborhood contact list updates. Rachael will send all representatives the most recent contact info to help prepare for 2025 meetings.

**President's Report – Tom Wicher**

- **Neighborhood A loan update** - Both the Master Association attorney and the Overlook Condos attorney agree that the condos do not need approval from the Master Association to apply and obtain a loan; but the Master Ass. is required to collect the assessment. The discussion prompted further questions for attorney discussion, i.e. can the management company collect the assessments and provide open AR reports to the master in return. Tarra to report back at December meeting on findings.
- **2025 budget planning** – The priorities are as follows:
  - Repair rotten gazebo at Farmhouse. Joe to explore some contractors for this.
  - Replace fitness center equipment. Rachael to explore inventory at Gym Outfitters.
  - Kiddy pool plaster and tile repairs at satellite pool.

**Treasurer's Report – Steve King**

Income 97% of plan

- Overlook condo dues were recorded incorrectly in QB 4000/4002 vs 4001/4003. Not overdue after all.
- Overages continue in interest income and transfer fees
- Late fees under plan but a good sign. AR balance cleaned up!

Expenses 64% of budget

- Admin at 68% with no issues anticipated
- Farmhouse at 73% with final mailbox charges
- Landscape at 83% with last payment for Armstrong Maple treatment for the season
- Utilities at 78% - no issues anticipated

#### **Landscape Updates – Steve King**

- Common area blowouts went well, Homeowner blowouts went well with only 1 call to Rachael. Timely notices to Homeowners likely helped with smooth results.
- Ongoing fall cleanup by Hopkins

#### **CC&R and ACC Report – Manager**

- 6333 Schooner (Stednitz) – roofing
- 5288 Farmhouse (Yanke) – paint exterior
- 5560 Cliffsedge (Roark) – tree removal

There was a discussion requesting management only send fully completed requests to ACC committee with photos and required detail. Too many incomplete requests that can be completed by management on behalf of the committee.

#### **Old Business**

- No old business.

#### **New Business**

- Random tire at the community garden that needs to be removed.
- Tennis gates have been secured with mesh and have spring loaded gate hinge.
- Signs requested for the tennis courts to request no soccer balls on the tennis courts, specifically into the nets.

**Next Board Meeting** - Farmhouse, 6 PM, Monday, December 9th, 2024

**Adjournment** - The meeting was adjourned at 7:01 P.M.