

**Surprise Valley Homeowners' Association, Inc.
 Surprise Valley Farmhouse
 October 14, 2024, Board Meeting Minutes**

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

The meeting was called to order at 6:03 PM by Tom Wicher, who presided.

New board member – Byron Erstad (neighborhood J) at the recommendation of Steve Jackson, who stepped down unexpectedly. Motion to approve by Joe, Kathy 2nd. Motion approved. Introductions around the room.

Approval of the September 9, 2024, meeting minutes. Motion to approve by Gary, Kathy – 2nd. Kathy asked for clarification on the website platform update. It was noted that current vendor may not want the job of creating new web platform and we may need to source elsewhere and validate the \$2000 quote. Not sure if this is quoted high because she didn't want the job? No further action has been taken as this is pushed back to 2025 regardless. Rachael will follow up at a later date.

Neighborhood Manager's Report

- **AR report review.** 4 w/past due balance from Q3 or earlier. 1 homeowner @4Q and has 2 weeks before that is all due. Q4 is 33% collected so far. The board approved a lien assessment on Nov. 1 if the one homeowner goes past due.
- **Holiday party-** Timberline choir agreed to attend. Rachael to give heads up that they might be outside depending on the size of the choir. The choir needs to be prepared for weather if farmhouse is too crowded.
- **Potential bank change**– fees continue to be generated regardless of all rules followed on checking/savings account at Chase Bank. Rachael researched credit unions with benefits specifically for non-profit organizations and so far MACU seems to have to most beneficial non-profit checking accounts with zero fees and minimums. Rachael will meet with a banker to ask about NCUA/FDIC insurance and make sure that requirement is met and verify fine print. The board approved the change if necessary.

President's Report – Tom Wicher

- **Ada County noxious weed control** - Ada County contacted us about controlling noxious weeds between the canal and the north rim homes. Tom authorized Ada County to spray those weeds which will cost roughly \$1,000. This was cheaper than Hopkins spraying with backpack sprayers. Tom/Steve will review with Hopkins it's contract requirement to maintain along the pathways and keep them free of noxious weeds.

- **2025 budget planning** – please get your capital project requests/quotes ready for review at the next meeting where we will prioritize projects for 2025. Presented so far:
 - FH pool furniture
 - Repair rotten gazebo at FH
 - Concrete repair at FH pool deck
 - Replace fitness center equipment
 - Tile/plaster in baby pool (Sat pool)
 - Possible coating to metal handrails in both pools (too hot in summer)

Treasurer’s Report – Steve King

Income 76% of plan

- Overlook condos dues are behind and Rachael will investigate
- Transfer Fees at 100%
- Collecting late fees this past period
- Irrigation income 76%

Expenses 64% of budget

- Neighborhood manager costs due to John and Rachael finishing training
- Landscape at 75% - including Hopkins level pay and Armstrong Maple tree treatments
- Pool and Tennis at 85% of plan, includes pool attendant bonuses and pool winterization.
- Utilities at 73% - no issues anticipated

Landscape Updates – Steve King

- A few board members and Hopkins trimmed up overhanging limbs and shrubs along north side of Surprise Way. Some discussion of having a separate chipper day to remove cuttings from homeowners (spring or fall?)
- Bare spot on berm near Farmhouse re sodded
- Irrigation off as of the 14th - Homeowner blowouts this weekend

CC&R and ACC Report – Manager

6090 Schooner Pl (Arkoosh) – paint exterior, re-shingle roof
 5479 Farmhouse Pl (Granato) – new owner, add fence for dog
 5670 Schooner Way (Whitlock) – re-shingle roof
 6202 Schooner Pl (Hovde) - re-shingle roof
 5368 Sweetgrass Way (Solberg) – soffit lighting
 5281 Hayseed Way (Erstad) – backyard pool
 5387 Hayseed Pl (Lowe) – paint exterior
 5288 Farmhouse (Yanke) – re-shingle roof

Old Business

- No old business.

New Business –

- Overlook Condos are taking loan to replace CPVC piping every unit. The work will abandon CPVC piping that has had several leaks, and replace it with a PEX product. Nate’s attorney notified him that he may need to get approval from the master association to proceed. Tom to look into that with SV attorney.

Next Board Meeting - Farmhouse, 6 PM, Monday, November 11th, 2024

Adjournment - The meeting was adjourned at 6:43 P.M.