

Surprise Valley Homeowners' Association, Inc.
Surprise Valley Farmhouse
January 12, 2026 Board Meeting Minutes

Marjie Roldan (A/Overlook)	absent	Steve King (H/50)	PRESENT
Joe Atalla (B/39)	PRESENT	Alan Kahn (I/39)	absent
Gary Wiggins (C/28)	PRESENT	Byron Erstad (J/49)	PRESENT
Tom Wicher (D/37)	PRESENT	Lori Barnum (K/60)	absent
Christa Schooley (E/69)	absent	Kathy Reavy (L/18)	PRESENT
Lance Millington (F/28)	PRESENT	Rachael Montesano, Manager	PRESENT
GUEST: TARRA ESHGH	PRESENT	GUEST: RANDY SMITH	PRESENT

The meeting was called to order at 6 PM by Tom Wicher.

Approval of the December 8, 2025, meeting minutes. Unanimous Approval.

Neighborhood Manager's Report

- AR report review – 99% collected for the year, 2 unpaid. It was suggested by the board that a certified letter go out with statement to the homeowners.
- Manager candidate. Rachael would like to step down in 2027 and would like to hire an assistant for the summer to get the candidate trained. Rachael will send recruitment email to spark neighborhood interest.
- Increasing complaints with holiday LEDs left on continuously. These were intended to be a permanent installation and used at highly decorated holidays. Letters to go out recommending more deliberate timing for home lighting.
- Eastwind construction update – neighbors meeting was scheduled simultaneous to board meeting. Site plan submitted with permit application. Public meeting for Planning and Zoning should be in March.
- Multiple requests for the community garden expansion project. Subcommittee meeting scheduled for Jan 22 and will report back to board in February.

President's Report – Tom Wicher

- Delegates should hold their 2026 local neighborhood meetings in January. Rachael has emailed meeting materials to all board members.
- Annual meeting is set for February 17; current and new board members should attend.
- Hopkins contract update: The board discussed Hopkins current proposal for a 5-year term vs. a 3-year term. The 2026 pricing results in a 12% increase with an escalator increase each year thereafter. Tom and Steve will finalize the agreement Hopkins and present it for Board approval in February. There was a discussion of getting an outside bid to sanity check the market rates within the first 3 years.

Treasurer's Report – Joe Atalla

- December yearend financials were reviewed.

Committee Reports

- **Landscape Updates – Steve King**
 - A leaning Spruce Tree was removed and the stump ground by Sawtooth Tree service.
 - Backfilling eroded tree beds to be planned in Spring.
- **CC&R Violations – Manager**
 - None reported at this time due to lack of time to patrol the neighborhood in December.
- **ACC Report – Manager**
 - None to report for December

Old Business

- Tarra presented Overlook financials and the Special Assessment update. New Board members will be elected in January and there is the potential of a management change depending on the results of the election.
- Discussion of dirt bike style E-bikes speeding on the greenbelt. Local law enforcement to get involved until the city code is posted around June 2026.

New Business

- No New Business

Next Board Meeting - Farmhouse, 6PM, **TUESDAY**, February 17, 2026

- To include new board members. Randy Smith will replace Lance as the Neighborhood F delegate, as Lance steps down immediately.

Adjournment - The meeting was adjourned at 7:15 PM