**Surprise Valley Homeowners’ Association, Inc.**

**Surprise Valley Farmhouse**

**April 8th, 2024, Board Meeting Minutes**

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| --- | --- | --- | --- |
| Nate Roldan (A/Overlook) | Absent | Steve King (H/50) | Present |
| Joe Atalla (B/39) | Present | Alan Kahn (I/39) | Absent |
| Gary Wiggins (C/28) | Present | Steve Jackson(J/49) | Present |
| Tom Wicher (D/37) | Present | Franziska Goller (K/60) | Absent |
| Christa Schooley (E/69) | Present | Kathy Reavy (L/18) | Present |
| Lance Millington (F/28) | Present | John Kirkpatrick, Manager | Present |

The meeting was called to order at 6:06 PM by Tom Wicher, who presided.

**Approval of the March 11th, 2024, meeting minutes**

The minutes were approved by a unanimous vote.

**Neighborhood Manager’s Report**

* Accounts Receivable Report: 2 homeowners 91+ days past due, 16 past due 31+ days.
* Fitness Room paint bids: The board voted to accept Depple Painting’s bid for painting the fitness room walls with heavy duty paint. The work includes adding window sills and sheetrock repairs. Joe Atalla made the motion to approve and Kathy Reavy seconded. The motion passed unanimously.
* Farmhouse Blinds: The board voted unanimously to accept the bid to install blinds in the Farmhouse dining room. The blinds are needed to hide trash cans that are stored on the deck outside of the Farmhouse.
* Party Committee: 2 homeowner volunteers have expressed interest in serving on the committee.
* Pool opening and attendants: Pool is scheduled to open May 24th the Friday before Memorial Day Two pool attendants from last year are returning. We will be hiring two more before May.
* Additional fence painting: The board voted to defer repair and painting of the cedar fence along west side of Highway 21 until next year.
* Manager interviews: Three people have expressed interest in the neighborhood manager’s position. The position is advertised in the current newsletter. Interviews to be held in May.

**President’s Report – Tom Wicher**

* Idaho Power has removed the powerline extension to the well pump by the soccer field. They still need to replace a pole where the line crosses the canal which will be completed when the paths dry out.
* Fence repairs have begun on the south side of Surprise Way with bottom rails and 40 fence posts. The crew is currently working along Surprise Way in Neighborhood B. The fence in this section is in very poor condition on the homeowner’s side due to the homeowner’s allowing dirt to buildup along the bottom of the fence which has caused decay; also, most homeowner’s have never stained their side of the fence so it is very weathered and deteriorated.

**Treasurer’s Report – Steve King**

* Financial Review

\*Income on plan with dues and irrigation leases, 1 transfer fee last month

\*Expenses:

\*Admin at 25% YTD, no issues seen, will review rental fees posted this last period.

\*Farmhouse: 23% of plan overall-no issues seen

\*Landscape: level payments made

\*Pool and Tennis: No activity this period, will change next month

\*Utilities: As expected--no issues

**Landscape Updates – Steve King**

* Heavy snow tipped a large willow tree below Farmhouse, numerous broken branches to be addressed thru the community
* Irrigation system charge up in progress--barring issues water to be available by Friday the 12th

**CC&R and ACC Report – John Kirkpatrick**

* Daniel Benfield, 6176 S. Schooner Pl. paint house urbane bronze, white trim - approved
* Bryon Erstad, 6138 S. Settlement Way, install driveway basketball court – approved
* Erica Gonzalez, 5984 E. Gateway Dr, construct front yard raised flower bed – approved
* Lori Barnum, 6205 E Gateway ct, install new roof, black - approved
* Malcolm Edwards, 5931 S. Schooner Pl – install new garage doors – approved
* Ian Howarth, 3682 E. Gateway ct, install new roof, black – approved

**Old Business**

* No old business.

**New Business** – The board approved the delivery of free compost from the City of Boise, to be shared by the homeowners.

**Next Board Meeting -** Will be conducted at 6:00 PM. May 13th, at the Farmhouse.

**Adjournment -** The meeting was adjourned at 6:51 P.M.