

**SURPRISE VALLEY HOMEOWNERS' ASSOCIATION, INC.  
SURPRISE VALLEY RECREATION FACILITY ASSOCIATION, INC.  
MONTHLY MEETING MINUTES  
August 7, 2017**

Greta Pate (A/70)	Absent	Steve King (H/49)	Present
Johnathon Hill	Present		
Curtis Jones (B/41)	Absent	Madeline Orrock (I/39)	Present
Gary Wiggins (C/28)	Absent	Steve Bowen (J/49)	Absent
Eldon Crockett (D/37)	Absent	Craig Dunn (K/60)	Absent
Tom Wicher (Alt)	Absent		
Larry Crowley (E/69)	Present	Judy Weidner (L/18)	Present
Lorraine Kerr (F/28)	Present	Lorraine Kerr (AMI)	Present
		John Kirkpatrick (AMI)	Present

Larry Crowley called the meeting to order at 6:24 p.m.

The minutes from the July 10, 2017 meeting of the Master Association Board of Directors were presented for review. Judy Weidner motioned the minutes of the July 10, 2017 Board meeting be approved as distributed, Madeline Orrock seconded the motion. The motion passed unanimously.

Materials Testing, Inc., Clint Wyllie presented the findings and conclusions of the geotechnical study prepared at the request of the Board. MTI and the Surprise Valley HOA entered into an agreement to have a geotechnical study concerning the potential for erosion and ground support in the firebreak area. Clint Wyllie is a Geologist for MTI and hand bored several dirt samples along the North Rim. He said the removal of vegetation on top of the ground would have active root strength for 4 to 10 years and 20 to 50 years of root stability. Clint said the new vegation and seed mixture would seed quickly. He did say there are several houses who have house or foundation drains on the North Rim that are causing erosion. His recommendtation was to put down "turf mat" wherever erosion is occuring and vegetation can reseed through the turf mat. Clint mentioned some areas adjacent to common areas are eroding due to over watering. Some spot areas along the North Rim have less vegetation so those areas may have a bit more erosion. Another recommendation to help minimize erosion would be to use a level spreader to distribute the water for even draining .

Clint's conclusion is the North Rim has a consistent soil profile and erosion concerns are not an issue. Some areas could use "turf mat" but in general, the area will not get any worse than what we currently see along the North Rim.

Lorraine gave her report on current activities in the neighborhood:

- 1) Integrated Security Systems – Are currently working on a quote for security camera's to be installed at the Farmhouse and Satellite pools. This past June 2017, there was pool furniture vandalism at both pools.
- 2) Around Tuit Helpers has finish installing new benches around the Farmhouse pools and adding new hooks and shelves for added storage for Sister Sweepers. They also finished up dry walling the satellite pool equipment room.
- 3) John Schroder installed new signs around the tennis courts and by the satellite pool. He tightened and added screws to the Farmhouse pool lounge chairs and repaired a broken brick on the Farmhouse fireplace.
- 4) TC Post and Signs have had several repairs around Surprise Valley. It's been very helpful to have a stock of mailboxes and metal sleeves in the office for quicker repairs.
- 5) The Farmhouse pool rails will be repaired after the pool closes in September. We will use either Idaho Pool and Remodeling or Beal Corporation.
- 6) Hudson Backflow inspected the backflow devices at the Farmhouse and Satellite pool and devices passed inspection.
- 7) The Board agreed in giving Adam Jones a "Thank You" monetary gift for this Eagle Scout Project in painting all the Fire Hydrants in Surprise Valley and Canyon Point.
- 8) X-Treme Fencing is in the process of repairing numerous cedar posts throughout Surprise Valley. Once he is done repairing posts, PCA will come back in and stain new posts.
- 9) The Satellite pool equipment room's existing CPVC piping will need replacing. CPVC is very brittle so this will be replaced with PEX piping. Work to be done after the pool closes. Waiting for bids from Overall Plumbing and Roto Rooter and Treasure Valley Pool and Spa.
- 10) City of Boise's Arborist - Matthew Perkins and his volunteer "stewarts" have been out to Surprise cutting branches along Surprise Way. Cyclists and residents have appreciated the clearing of branches off the bike path and green belt.

**President's Report:** (Larry Crowley) - Larry had nothing to report this month but had a few topics of discussion for the executive session.

**Treasurer's Report:** (Steve King) Steve King reviewed the P&L and Balance Sheet for July 2017. Steve reported nothing unusual for the month. He did have some questions concerning Sisters Sweepers and Treasure Valley Pool and Spa but was able to get this addressed prior to the meeting. Steve indicated the financial condition of the SVHOA YTD looked very good and that budget amounts looked consistent with expectations. Steve mentioned the AR reports are solid but currently have 6 homeowners who are close to being two quarters behind in payment. AMI will send out delinquency notices for homeowners who owe over \$500 on August 1, 2017.

**Landscape Report:** (Steve King)

- 1) Sawtooth completed stump grinding on trees removed earlier this summer. They are scheduled to replant the Crab Apple tree, Clump River Birch trees and Carolyn DeFrang donated spruce tree in early Fall 2017.
- 2) Steve is working with Hopkin's on their "In-Season" pruning. They are focusing on the entrances off Hwy 21, Amity and parking islands. Hopkin's will be edging and clearing grass from several pathways. Once the area is cleared and cleaned, it will be backfilled with dirt/gravel.
- 3) Steve and Larry will meet with Hopkins and Blue Ribbon Landscaping to review current status of dying trees in Surprise Valley. Samples from various trees will be taken to study on why some trees are in poor health. We are currently waiting to hear back from both companies. Homeowner Linda Peden will have an independent arborist test her dying trees. She will share her data once it's received. Homeowner David and Tracy Foster contacted SVHOA with concerns of their dying trees. They had Senake take soil samples to investigate why their trees were dying. Steve King contacted Tracy for final report but Senake test results have not been received per S. King.
- 4) Steve is working with Hopkins on getting the draw parks cleaned up. Hopkins is suppose to clean (1) draw park a week for (9) weeks.
- 5) Sawtooth will come back to clear sage brush and other landscaping from the homes that were skipped during the first phase of the BLM Firewise 20 foot clearing.

**CCR/ACC Report:**

Lorraine reported minimal homeowner infractions during her last review and drive-through of the neighborhood. There were two ACC requests filed in Aug 2017 and all were approved by the ACC Committee.

1. Jennifer and Matt Navest ACC Request for concrete pathway and flower bed – Approved 8/14/17
2. Xiangmiao Yuan ACC Request for play structure - Approved 8/24/17

**Old Business:**

There is no old business to review at this time

**New Business:**

Neighborhood B Representative Curtis Jones resigned. Larry Crowley sent Curtis and email thanking him for volunteering and being a part of the Board. Lorraine is working on finding a replacement.

**Executive Session:** The Board had an executive session after the August, 7, 2017 board meeting.

Larry Crowley reconvened the regular board meeting to review the findings of the MTI study and request follow up steps to conclude the SV Fire Fuels Project. A motion was made based on the findings of the MTI study to conclude the SV Fire Fuels Project without exception. The motion was unanimously approved. Sawtooth Landscape will return to finish the Project on August 15.

**Next Board Meeting:** Monday, September 11, 2017 at 6:00 P.M.

**ADJOURNMENT** - There being no further items of discussion the meeting adjourned.

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Larry Crowley  
President, SVHOA