

**SURPRISE VALLEY HOMEOWNERS' ASSOCIATION, INC.  
SURPRISE VALLEY RECREATION FACILITY ASSOCIATION, INC.  
MONTHLY MEETING MINUTES  
December 11, 2017**

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

Larry Crowley called the meeting to order at 6:08 p.m. Motion to approve, Weidner. Motion carried.

The minutes from the November 6th, 2017 meeting of the Master Association Board of Directors were presented for review. Eldon Crockett motioned the minutes of the November 6, 2017 Board meeting be approved as distributed, Judy Weidner seconded the motion. The motion passed unanimously.

Teresa Broades and Joanie Smith, residents of the Overlook Condos also attended the meeting and were introduced to the board.

John gave his report on current activities in the neighborhood:

1. Fence post repair completed – X-Treme Fencing
2. Fence post staining completed – PCA fence
3. Farmhouse front door security pad replacement – Integrated Security Systems
4. Website transition
5. Farmhouse calendar
6. New SV LOGOs and mailings
7. New Farmhouse phone
8. Returned and late HOA dues
9. Holiday Party report
10. 2018 Master Association Annual Meeting, Tuesday, February 13, 2018.

11. Green Belt maintenance program completed.
12. AMI communication, reporting, data access during transition.

**President's Report:** (Larry Crowley) – Larry said that we would be able to secure the boxes of documents from AMI when they have received our December check. Larry said that would include the homeowner list. He mentioned that there were some discrepancies between the CiraNet financial report and the Quickbook financial reports.

Larry reported on the Public Works Commission successful compost program. The program's results have exceeded all expectations. The cost savings to residents and the quality of compost were two major factors.

**Treasurer's Report:** (Steve King) Steve said that he would look over the financials and send an email to the board if anything looked out of balance. He had not had sufficient time to look at the financials since they were late in arriving from AMI.

**Landscape Report:** (Steve King)

- 1) Steve said that he was scheduled to have a meeting with Hopkins and that he had a report card prepared for their 2017 landscaping performance.
- 2) Steve said that the documentation of the google doc process would continue for 2018.
- 3) Steve said that we are in a "wait and see" time period with the Department of Agriculture and their findings. He said that the trees along the pathways will be monitored in the springtime to see if they have been damaged or have recovered.

**CCR/ACC Report:**

John reported minimal homeowner infractions during his last review and drive-through of the neighborhood. There was 1 ACC request filed in November 2017 and was approved by the ACC Committee. John has made repeated attempts to have a vacant rental house maintained by the management company, with little success.

1. Caroline Defrang – solar panels – approved 11-15-17

**Old Business:**

There were no old business items to bring before the Board.

**New Business:**

There were no new business items to bring before the Board.

**ADJOURNMENT** - There being no further items of discussion. Judy Weidner motioned that the meeting be adjourned. Gary Wiggins seconded the motion. The meeting adjourned at 7:10 PM.

**Next Board Meeting:** Monday, January 8, 2017 at 6:00 P.M.

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Larry Crowley  
President, SVHOA