

**SURPRISE VALLEY HOMEOWNERS' ASSOCIATION, INC.  
SURPRISE VALLEY RECREATION FACILITY ASSOCIATION, INC.  
MONTHLY MEETING MINUTES  
July 10, 2017**

Greta Pate (A/70) Johnston Hill	Absent Absent	Steve King (H/49)	Present
Curtis Jones (B/41)	Absent	Madeline Orrock (I/39)	Present
Gary Wiggins (C/28)	Present	Steve Bowen (J/49)	Present
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	Lorraine Kerr (AMI)	Present

Quorum was determined and Larry Crowley called the meeting to order at 6:09 p.m.

The minutes from the June 5, 2017 Monthly Meeting of the Master Association Board of Directors were presented for review. Eldon Crockett motioned the minutes of the June 5, 2017 Board meeting be approved as distributed, Judy Weidner seconded the motion. The motion passed unanimously.

**Neighborhood Manager:** Lorraine Kerr gave her report on current activities in the neighborhood:

- 1) Intergrated Security Ststems has repaired the locking device on the west Farmhouse gate. They are currently working on a quote for security cameras 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 finished installing new benches around the Farmhouse pool. They will add a clear stain in a few weeks. They are scheduled to add utility hooks for brooms and mops in the Farmhouse and will begin Satellite pool room repairs the week of July 17, 2017. They will be repairing drywall and adding shelves for Sister Sweepers and Treasure Valley Pool and Spa supplies.
- 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 will repair the broken fireplace brick.
- 4) Treasure Valley Pool and Spa reported since the willow trees have been removed, the pools have been easier to keep clean and to maintain. The Farmhouse pool rails need repair and Dan can provide the anchor and rails. Lorraine called several cement companies but this repair job is either too small or they do not want to take the responsibility of working around a pool. It was suggested Lorraine contact A-Core for

cutting the anchors out of the cement. A-Core can cut the rails out of the cement but they do not provide cement replacement. A-Core suggested using Gabe Beal with Beal Corporation. Lorraine is waiting to hear back from Gabe on pricing. Idaho Pool and Spa (John Perez) and Idaho Pool Remodeling (Scott) have submitted bids.

- 5) Hudson backflow will inspect backflow devices at the Farmhouse and Satellite pools on July 17. The State of Idaho requires backflow devices be tested annually.
- 6) Adam Jones is 75% complete in painting fire hydrants in Surprise Valley. Residents are pleased with the fresh paint. Lorraine has reached out to Adam asking if they will be painting the fire hydrants in Canyon Point per Judy's request. She is waiting for a reply.
- 7) The Board has decided homeowner's living on the North and South side of Surprise Valley whose fencing does not boarder a common area, will be responsible for repairing split rail fencing. Surprise Valley will provide post and rails when requested. Larry will put together a letter and Lorraine will email information to homeowners.

**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 will call Shannon to reassign a few account entries in the General Ledger. He mentioned most of the large expenditures such as the resurfing of the tennis courts, bark for landscaping, fence staining and repairs, flowers for the Farmhouse and Farmhouse/Satellite patio repairs have been complete. Steve indicated that 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 removed (3) willow trees to help reduce maintance requirements of the Farmhouse and Satellite pools.
- 2) X-treme fencing will be out in July to repair posts. Once this is complete, PCA will come out and stain the new posts.
- 3) Steve and Eldon went to Barber Nursury and selected replacement trees for various areas in Surprise Valley. (1) Crab Apple tree and (2) Clump River Birch trees. Carolyn DeFrang is going to donate one of her spruce trees to be planted along Surprise Way. Sawtooth will be planting the Crab Apple and Clump River Birch trees. Hopkins will submit a bid to plant the Spruce tree.
- 4) Steve and Larry will meet with Hopkins to review current status on open action items. Steve has developed a google doc for better tracking of open action items.
- 5) SWIRCD –SVHOA was awarded a \$48K grant for Fire Fuels Reduction Project. Sawtooth Landscaping has begin clearing the 20 foot swath on the North Rim and the SV Board has recieved positive feed back from residents. There are 5 homeowners who do not wish to participate in the Fire Fuels Reduction Project. Surprise Valley held a meeting for homeowners on June 28, 2017. BLM representatives Josh Renz and Jared Jabolnsky and Sawtooth Landscaping Dave Grahm were in attendance to answer any questions. Larry Crowley and Steve King will respond to homeowner's concerns by contacting additional erosion and landscaping specialists.

- 6) Hopkins has resodded the areas where they accidentally applied the incorrect chemicals causing the grass to die. They will also be cutting out the grass in 7-8 pathways and replacing the grass with roadmix.
- 7) Steve has repaired and replaced several residential fence post this month.

**CCR/ACC Report:**

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

Lynaya Herberholz – New roofing  
Kim Meier – New backyard gate installation  
Phil Emanuel – Removal of tree  
Rawnaque Rahman – Planting trees as sound barriers in the backyard  
Russ Meyer – Solar panels on roofing

**Old Business:**

A letter was mailed to B.J. Lee located at 5552 S. Basalt Ave asking him to remove the yard debris from the north rim natural area. He has until August 6, 2017 to remove the debris. This the second time SVHOA has sent a letter to B.J. Lee about removing yard debris from the same area.

**New Business:**

There was new business to review.

**Adjournment** - There being no further items of discussion the regular meeting of the SVHOA adjourned.

**Executive Session:** The Board moved to an executive session after conclusion of the July 10, 2017 regular board meeting. Lorraine Kerr did not attend the Executive Session.

**Next Board Meeting:** Monday, August 7, 2017.

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Larry Crowley  
President, SVHOA