

**SURPRISE VALLEY HOMEOWNERS' ASSOCIATION, INC.
SURPRISE VALLEY RECREATION FACILITY ASSOCIATION, INC.
MONTHLY MEETING MINUTES
March 6, 2017**

Greta Pate (A/70)	Present	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)	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

Larry Crowley called the meeting to order at 6:03 p.m.

The minutes for the February 21, 2017 Annual Meeting of the Master Association Board of Directors were presented for review. Eldon Crockett motioned that the minutes of the February 21, 2017 Board meeting be approved as distributed, Judy Weidner seconded the motion. The motion passed unanimously.

Lorraine gave her report on current activities in the neighborhood:

- 1) Ultimate Heating installed a new 50-gallon water heater on 2/13/17 at the Farmhouse. This replaces the original water heater that was installed in 1997. The satellite pool water heater will be replaced in early May.
- 2) A1 Heating and Plumbing will be installing new A/C units and furnaces at the Farmhouse at the end of April 2017.
- 3) Affordable Patio Covers, Deck and Fences Company will repair the damaged patio cover and reinforce the standing patio cover located at the satellite pool. Work is expected to begin in April 2017.
- 4) Municipal Lighting Technician for the City of Boise, Tom Marshall said the damaged light post on Surprise Way will be repaired early March 2017. Parts are on order but due to bad weather, delivery was delayed by four weeks.

- 5) ACHD/Boise Fire Department - John Wasson and Tom Gainor will be inspecting the street widths in Surprise Valley this coming Spring/Summer. They will determine if the streets in Surprise Valley are wide enough for street parking.
- 6) Overall Plumbing replaced the broken copper piping with a new plastic piping in the pool equipment room. The copper piping broke due to the cold weather this past winter.
- 7) Lorraine is collecting bids for dry wall repairs in the pool equipment room.
- 8) Steve King has offered to repair split rail fencing in Surprise Valley this coming year.
- 9) A letter for late notices and liens was mailed to two homeowners in March 2017. Key cards have been deactivated and HOA priviledges suspended until payments are received. Lorraine is working closely with AMI's Wendy Askins on late payment problems SVHOA assessments.
- 10) Frontier Fence has fixed the satellite pool gate and will be replacing some mechanics on the two gates located at the Farmhouse.

President's Report: (Larry Crowley) – Larry addressed the Hwy 21 construction with Earth Energy. They are targeted to complete the project by March 11, 2017. Larry has concerns with the buried main water valve. A notice will be email to homeowners when the Surprise Way/Hwy 21 entrance will be closed.

Larry has reached out to State Farm's Angela Webb to address the current SVHOA insurance policy and to discuss roof and patio cover damages. He also talked about reallocating coverages for the Farmhouse. Steve Bowen suggested the SVHOA Board shop around for a new insurance policy quotes every few years.

Larry informed the Board that AMI's banking has changed to Mutual of Omaha Bank. The Board had many questions so Lorraine will contact owner's Alana and Hank Ashby and invite them to the next Board meeting on April 10, 2017. Board members will have a chance to ask questions about the changes and any impacts to the SVHOA and homeowners.

Treasurer's Report: (Steve King) Steve King reviewed the P&L and Balance Sheet for Febuarty 2017. Steve indicated that the financial condition of the SVHOA YTD looked very good and that budget amounts looked consistent with expectations. Steve mentioned he is always availabe if anyone has questions concerning SV financials.

Landscape Report: (Steve King)

- 1) Sawtooth Landscaping did a great job on trimming and cleaning up maple and willow trees. There are a few willow trees that need to be watched due to their poor condition.
- 2) Steve gave his report on the BLM/RCD meeting. BLM stated Surprise Valley's current proposal for clearing a 20 foot area on the North Rim looks solid.

They are recommending after the area is cleared, SV plant POA grass to help with erosion. Steve has several landscaping companies bidding on the North Rim clearing job and application of seed recipe (POA grass).

3) Steve mentioned Surprise Valley could become a model for the Wildfire Fuel Mitigation program.

4) BLM informed Steve they have 14 thousand Kocha seedling plants ready to be planted after the grounds surrounding Canyon Point have been tilled and prepared for planting.

5) Steve will meet with Hopkins on March 15, 2017 and drive through Surprise Valley. He will review action items for Hopkins Spring clean up.

CCR/ACC Report:

Lorraine reported minimal homeowner infractions during her last review and drive-through of the neighborhood. There was one ACC Request filed in February 2017: Scott Johnson, 5193 Hayseed Way for a storage shed, the request was approved on 2/25/17

Old Business:

There was no old business to review

New Business:

Larry informed Board members he attended a public meeting held at the Boise airport regarding the placement of F-35 fighter jets at Gowen Field and the potential impacts of related high levels of Air/Noise Pollution. Gowen Field is one of five potential sites for the placement of the F-35 jets. The surrounding community is concerned with excessive noise and how it will impact homeowners and the quality of their adjacent neighborhoods. Larry will keep the Board updated.

Next Board Meeting: Monday, April 10, 2017.

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

Larry Crowley
President, SVHOA