

**SURPRISE VALLEY HOMEOWNERS' ASSOCIATION, INC.  
SURPRISE VALLEY RECREATION FACILITY ASSOCIATION, INC.  
MONTHLY MEETING MINUTES  
May 1, 2017**

Greta Pate (A/70)	Absent	Steve King (H/49)	Present
Curtis Jones (B/41)	Present	Madeline Orrock (I/39)	Present
Gary Wiggins (C/28)	Absent	Steve Bowen (J/49)	Present
Eldon Crockett Tom Wicher (Alt) (D/37)	Present Present	Craig Dunn (K/60)	Present
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 6:05 p.m.

The minutes from the April 10, 2017 Monthly Meeting of the Master Association Board of Directors were presented for review. Judy Weidner motioned the minutes of the April 10, 2017 Board meeting be approved as distributed, Eldon Crockett seconded the motion. The motion passed unanimously.

CiraConnect's Duane McPherson and AMI's Hank Ashby gave an overview of CiraConnet's software. AMI is converting to this new HOA software. Duane talked about the advantages and features of the software and how it will help residents, board members and neighborhood managers. One of the highlights for residents will be having their own personal portal and password and the ability to pay online. They will be able to see past payments and any outstanding balances. Homeowner's can rent the Farmhouse facility online as well as submit ACC requests. They will will have limited access to certain areas. Board members will have more access to specific areas and will be able to see finanicals, vendor status, ACC requests and information summaries. Neighborhood Managers will be able to access homeowners information and to track residential and vendor history. They will also be able to submit homeowner infractions instantly and have a letter sent about the infraction by the service center. AMI will go live with six HOA subdivisions in May 2017. Duane said they will provide classes for Board members and managers.

Lorraine gave her report on current activities in the neighborhood:

- 1) A-1 Heating and Air Conditioning installed new furnaces and air conditioning units at the Farmhouse. They discovered the current exhaust system in the pool equipment room will need to be brought up to code before inspection can be signed off. A-1 will make an appointment with the Boise City Inspector to visit the Farmhouse pool equipment and give us their recommendations.
- 2) Around Tuit Helpers completed the pool equipment room repairs on 4/28/17
- 3) John Schroder delivered the pool furniture and will power wash the furniture a few days before we open the pools. He also cleaned out the gutters and cleared out the pool equipment room for repairs. He turned on the water at the Satellite pool and discovered we had pipe damage due to the severe winter. Roto Rooter was called for repairs. He will deliver 20 fence post for ongoing repairs in Surprise Valley.
- 4) Treasure Valley Pool and Spa has begun opening the pools. Dan Huff will clean the covers and will place them in storage.
- 5) Larry, Craig and Lorraine are working on finding a solution in hiring pool monitors for this upcoming summer season.
- 6) The Board was interested in hearing more about AED (Automated External Defibrillator). Lorraine will contact Melanie Simboli and have her give a short presentation at our next meeting
- 7) Around Tuit Helpers will submit a bid for Farmhouse bench repairs. Lorraine will email Josh Nota and Around Tuit Helpers bids and the board will advise on how to move forward.
- 8) Ultimate Heating installed the satellite pool water heater on May 1, 2017. This passed inspection on May 5, 2017.
- 9) It's has been advised by State Farm insurance to remove the Farmhouse and Satellite BBQ's due to safety and liability. Both BBQ's were brokebn and in poor condition. Over the years the BBQ's have not been well maintained by homeowners after use.
- 10) Resident Adam Jones will be painting Surprise Valley fire hydrants as his Eagle Scout Project.

**President's Report:** (Larry Crowley) - Larry is working with State Farm's Angela Webb on clarifying SVHOA's premimuns and coverages. He is looking into cost differences if the SVHOA were to change its currect deductable from \$1000 to \$5000. Larry mentioned Angela Webb has not called him back and is disappointed with her lack of response. Steve Bowen has suggested we start looking for other independent insurance brokers.

Larry attended the River Heights Ramaker Parcel meeting on April 27, 2017 at the River Heights clubhouse. Larry was the only representative from Surprise Valley. John Mooney was expecting a larger crowd from SV. Larry asked the Board for direction in helping John Mooney with this parcel acquisition project at Barber Valley. Larry will ask John if he can assist him in drafting a more informative letter explaining his mission. Larry will keep the board updated.

**Treasurer's Report:** (Steve King) Steve King reviewed the P&L and Balance Sheet for April 2017. 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 were down and several outstanding HOA dues have been paid in full.

Steve corrected several charges to the correct accounts

Eldon caught a mistake made by AMI accounting concerning the Pump House check issued to Micron. He emailed Traci with the correction. Eldon agrees the current YTD looks solid.

**Landscape Report:** (Steve King)

- 1) Steve is working with Hopkins for advance notices when they are applying pre emergiant and fertilizer
- 2) Steve and Eldon will be planting flowers around the Farmhouse in May.
- 3) Steve is still waiting for Blue Ribbon soil report on the Armstrong Maples. Steve mentioned we spend approximately \$8,000 per year on various applications to help these trees remain as healthy as possible. The trees are stressed due to disease, cold winters, limited nutrient sources and sun exposure.
- 4) SWRCD – Steve is confident we will hear about the grant soon. He has been meeting with SWRCD and BLM and will keep us updated
- 5) The Gibson home located on 5174 S. Farmhouse had a break in the main irrigation line. Hopkins had to dig a large hole in their front yard to get to the broken pipe. SV had to shut off water in this area for 5 days. Problem was fixed and Hopkins will submit an invoice for this additional work.
- 6) Steve and Eldon will visit Barber Nursery or another local nursery for tree replacements in Surprise Valley.

**CCR/ACC Report:**

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

Steve Ahrens – Backyard deck replacement  
Kirk Halford – Greenhouse in backyard

Dennis Fowler – Front and Back yard remodel and update  
Steve Jackson – New roof  
Steve Rapp – House paint  
Judy Weidner – House paint  
Virginia Kaupert – House paint  
Darren Braden – House paint  
Leslie Wagner – Siding repairs, rock replacement and paint  
Matthew Canterbury – New roof  
Stephen Hunter – House paint  
Kent Kilpakjan – House paint

**Old Business:**

There was no old business to review

**New Business:**

**Next Board Meeting:** Monday, June 5, 2017.

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

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Larry Crowley  
President, SVHOA