

**SURPRISE VALLEY HOMEOWNERS' ASSOCIATION, INC.  
 SURPRISE VALLEY RECREATION FACILITY ASSOCIATION, INC.  
 MONTHLY MEETING MINUTES  
 October 2, 2017**

Greta Pate (A/70) Johnston Hill	Absent Present	Steve King (H/49)	Present
Scott Johnson (B/41)	Present	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)	Present
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 6:04 p.m.

The minutes from the October 2, 2017 meeting of the Master Association Board of Directors were presented for review. Judy Wiedner motioned the minutes of the October 2, 2017 Board meeting be approved as distributed, Lorraine Kerr seconded the motion. The motion passed unanimously.

Larry introduced John Larson, Blueback Accounting Services. John gave a presentation of Blueback Accounting services and his plan to transition Surprise Valley financial reports and activities from AMI. John touched on working with Chase Bank as our primary bank. In his view, Chase has the best services for an HOA such as Surprise Valley. Lockbox, checks, ease of monthly HOA payments including online payment services and reporting were all mentioned.

John gave his report on current activities in the neighborhood:

- 1) Suggestion to move yard sale to June of 2018 was discussed and approved.
- 2) Pools were winterized and closed Sept 18<sup>th</sup>.
- 3) The board voted to award the pool monitors a bonus of \$150.00 each based on their performance during the summer.

- 4) X-treme Fencing post replacement along Surprise Was was delayed due to soggy conditions. Work to be completed in October. PCA will schedule to stain the posts.
- 5) John Schroder stored pool furniture and winterized Satellite Bathroom on Sept 18<sup>th</sup>.
- 6) Discussed dates of sprinkler blowout and moving date to last week of October due to Greenbelt repair work.
- 7) Discussed possible Master Association meeting date of Tuesday February 2, 2018.
- 8) Discussed common area/homeowner fence responsibility. Need to determine more definite guidelines.

**President's Report:** (Larry Crowley) - Larry spoke about scheduling 2018 budget discussions to talk about capital expenditures, operating budgets and identifying other potential projects.

Larry introduced Scott Johnson who is the the local representative for neighborhood B replacing Curtis Jones.

Larry discussed the transition away from AMI to a self run Homeowners Association.

**Treasurer's Report:** (Steve King) Steve King reviewed the P&L and Balance Sheet for September 2017. Steve reported nothing unusual for the month. Steve indicated the financial condition of the SVHOA YTD looked very good and that budget amounts looked consistent with expectations. With 80% time elapsed for the year, we are at 63% to budget. Tree and shrub expenditures were 101%, due to Sawtooth pruning (Willow removal). We also had unbudgeted water heater replacement expenditure.

**Landscape Report:** (Steve King)

- 1) The firebreak work along the North Rim has been completed by Sawtooth Landscaping.
- 2) Steve and Larry met with the Dept of Agriculture to discuss planting of grasses, plugs or seeds along the North Rim. Plugs were good option. Maybe a potential Boy Scout project to plant in the spring.
- 3) Removal of Maple along Surprise Way.
- 4) Steve reported that he had discussions with Hopkins about their August invoice.

**CCR/ACC Report:**

John reported minimal homeowner infractions during his last review and drive-through of the neighborhood. There were 3 ACC requests filed in September 2017 and all were approved by the ACC Committee

1. Linda Schonberger - ACC request for split rail fence and gate. Approved 9-20-17
2. Ryan Gibson – ACC request – Backyard remodel. Approved 9-18-17.
3. Dana Herberholz – ACC request – driveway modification. Approved 9-11-17

**Old Business:**

There was no old business to review.

**New Business:**

There was no new business to review.

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

**Executive Session:** The Board held an executive session after the regular October 2, 2017 board meeting.

**Recalled Regular Meeting to order 8:36PM.**

Upon determination of quorum, the Board voted unanimously to terminate the management services contract with AMI when the contract expires on Dec 31, 2017. Additionally, Blueback Accounting was approved by unanimous vote to serve as our accountants.

Motion was made to adjourn at 8:40 PM. Motion carried.

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

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Larry Crowley  
President, SVHOA