

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

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

Larry Crowley called the meeting to order at 6:04 p.m.

The minutes from the August 7, 2017 meeting of the Master Association Board of Directors were presented for review. Lorraine Kerr motioned the minutes of the August 7, 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) Intergrated Security Systems – Lorraine provided a bid from ISS. Costs are higher than expected, the board decided to investigate other options.
- 2) Surprise Valley Annual Garage Sale was held on Sept 16<sup>th</sup>. All went well and Vets 4 Success picked up donated items.
- 3) Pool Closures Sept 5<sup>th</sup>. Dan Huff will winterize pools in September.
- 4) The board voted to award the pool monitors a bonus of \$150.00 each based on their performance during the summer.
- 5) The Farmhouse pool rails repairs will commence in late fall or spring. Dan Huff will repair the rails and coping. Awaiting final estimate.

- 6) The City of Boise, Matthew Perkins and the tree stewards completed tree trimming along Surprise Way in September 2017.
- 7) It was decided to store all pool furniture this year and the board will budget for new pool furniture in 2018.
- 8) The board agreed to a donation of \$100 to the East Jr. High choir for the Christmas Party on Dec. 3.
- 9) X-Treme Fencing is in the process of repairing numerous cedar posts throughout Surprise Valley. Once the work is done repairing posts, PCA will return and stain the new posts.

**President's Report:** (Larry Crowley) - Larry is working on guidelines for common area and natural or restricted area fencing repairs. The purpose of the guideline is to define SVHOA fence repair responsibilities and what assistance the SVHOA will provide homeowners for repairs to their fences.

Larry announced that Scott Johnson will be the local representative for neighborhood B replacing Curtis Jones.

**Treasurer's Report:** (Steve King) Steve King reviewed the P&L and Balance Sheet for August 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.

Larry noted the Farmhouse budget is over for the year, so Steve will reclassify various entries to other accounts.

**Landscape Report:** (Steve King)

- 1) U of I (Parma campus) took five samples from dying trees. Four came back positive for Verticillium Wilt and we are awaiting results from the fifth sample. Steve hoped to receive all results by the end of September. The Idaho Agriculture also took soil samples around the subject trees and we expect to get results by October.
- 2) Hopkins removed grass from several common area pathways and replaced it with gravel.
- 3) The entry island off Lichen had new grass sod laid.
- 4) Larry, Steve and Idaho Fish and Game took a tour of the wildlife management area behind Harris Ranch. Ideas for long term planting for the Surprise Valley fire break project and landscaping were reviewed.
- 5) Hopkins is scheduled to cleanup parking islands and has trimmed the spruce off of Stageline and Surprise Way.

- 6) Hopkins is also scheduled to mow the perimeter along Highway 21 and the soccer field.
- 7) Sawtooth landscaping is almost done with the firebreak sagebrush removal along the North Rim. One house remains.
- 8) Hopkins mowers were not calibrated correctly and several homeowners complained of the high grass after mowing. The mowers are back to calibration and mowing satisfactorily.

**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 Aug 2017 and all were approved by the ACC Committee.

1. Betty Boone – ACC request for diseased tree removal. Approved 9-4-17.
2. Kathy Wiley –ACC request for solar panels. Approved 9-8-17
3. Linda Schonberger \_ ACC request for split rail fence and gate. Approved 9-20-17
4. Ryan Gibson – ACC request – Backyard remodel. Approved 9-18-17.
5. 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 September 11, 2017 board meeting.

**Next Board Meeting:** Monday, October 2, 2017 at 6:00 P.M.

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Larry Crowley  
President, SVHOA