

**SURPRISE VALLEY HOMEOWNERS' ASSOCIATION, INC.  
SURPRISE VALLEY RECREATION FACILITY ASSOCIATION, INC.**

**Notes from August 13, 2018 Meeting**

Les Wyer	Absent	Steve King (H/49)	Present
Vacant (B/41)	Absent	Madeline Orrock (I/39)	Present
Gary Wiggins (C/28)	Present	Steve Bowen (J/49)	Absent
Tom Wicher (D/37)	Present	Craig Dunn (K/60)	Absent
Eldon Crockett (Alt)	Present		
Larry Crowley (E/69)	Present	Lisa Patterson (Alt)	Present
Garima Dembla (F/28)	Present	John Kirkpatrick, Manager	Present

Larry Crowley determined that quorum requirements were met and called the meeting to order at 6:06 PM.

The minutes from the July 9, 2018 meeting of the Master Association Board of Directors were distributed for review or comment. A motion to approve the minutes was made by Gary Wiggins and seconded by Madeline Orrock. The motion passed by unanimous vote.

John gave his report on current activities in the neighborhood:

- Extended pool season proposal
  - Board voted to extend Farmhouse Pool closing until Sept. 9<sup>th</sup>.
- Fence Damage settlement
- Skunk/Vole/bats/snake complaints
- Homeowner request for chicken wire to protect north rim from rockchucks & HOA response
- Farmhouse interior paint bids
  - Board voted unanimously to accept bid from Natural Born Painters in the amount of \$4250.00 and \$950 for tables, chairs and counters paint and stain.
- Farmhouse pool structure bids
  - Board voted unanimously to accept bid bid of Affordable Patio Covers in the amount of \$4,900.00 for 12.20 shade structure.
- Security cameras
- System and process update
- Pool Gates – security completed
- Light Pole replacement September

**President's Report:** (Larry Crowley)

Larry reviewed the financial reports for July and reported that the HOA is in solid financial condition. Larry also reported that administrative costs as of July 2018 were \$10,388 lower from 2017 cost levels. This represents a 29.7% reduction in administrative costs so far in FY2018.

Larry also notified the board that he and his wife Kathy will be moving from Surprise Valley in the near future. As soon as transaction details are resolved regarding the sale of their house, he will notify the board.

**Landscape Report:** (Steve King) –

- Hopkins Report
- Updates on entry and Farmhouse Place work
- Thanks to Larry and John for securing an insurance payment which allowed us to rebuild split rail fence at Amity entrance at no cost to homeowners.
- A low-voltage transformer has been ordered to provide a reliable power source for the new LED lights at the Amity entrance.
- Plants are looking good in both new entry beds given the temperature
- Completed backfilling Armstrong maples with new soil, pine tree wells being targeted now.
- Third herbicide/weed whack completed along north Rim. Working with city for local seed source options.
- Replaced \$1000 worth of Sprinklers in July.
- Draw parks mowed and whacked, interior islands now completed.
- Crab trees and cherry trees will be mapped so a more effective Florel treatment will be done next season.
- Bark blowers will provide an estimate for entry islands and pools, other areas will be left as is.

**CCR/ACC Report:**

John reported that there are increasing number of infractions during his last review and drive-through of the neighborhood. Assistance will be provided to provide monitoring and follow-up. There were a number of ACC requests filed in June 2018 and they were approved by the ACC Committee.

- Dan Ryan, 5828 S. Horseshoe: paint house – approved
- Scott Tutt, 5894 S. Schooner Pl: paint house – approved
- Doug Teater, 5671 E. Gateway: roof – approved
- Tanya Meyer, 6495 E. Escarpment: fence addition – approved
- Becky Upham, 6090 S. Settlement: roof – approved
- Mike Justice, 6156 S. Settlement – approved
- Sri Sai Sivakumar, 6181 E. Settlement: sent CCR violation regarding property maintenance, lawn upkeep. Homeowner responded satisfactory. Neighbor lodged complaint which is the 5<sup>th</sup> neighbor he has lodged a complaint against.

**Old Business:**

There were no old business items to bring before the Board.

**New Business:**

There were no new business items to bring before the Board.

**ADJOURNMENT** - There being no further items of discussion, a motion was made and seconded to adjourn. The motion passed unanimously and the meeting adjourned at 8:05 PM.

**Next Board Meeting:** Monday, Sept 10, 2018 at 6:00 P.M.

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Larry Crowley, President  
Surprise Valley HOA