

**SURPRISE VALLEY HOMEOWNERS' ASSOCIATION, INC.  
SURPRISE VALLEY RECREATION FACILITY ASSOCIATION, INC.  
MONTHLY MEETING MINUTES  
April 10, 2017**

Greta Pate (A/70)	Absent	Steve King (H/49)	Present
Curtis Jones (B/41)	Present	Madeline Orrock (I/39)	Absent
Gary Wiggins (C/28)	Present	Steve Bowen (J/49)	Absent
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.

SVHOA presented Eldon Crockett with “Crockett Garden’s” sandstone for his years of dedication and endless hours of volunteering as a Surprise Valley Board Member, Treasurer and Landscaping Liasion. Eldon has been planting and maintaining the annual plants and flowers around the Surprise Valley Farmhouse for years and has played an important role in the development of our community. We are thankful for his years of service and look forward to many more!

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

AMI’s Hank Ashby and Traci Johnson gave an Mutual of Omaha Bank update. They were able to answer some lingering questions concerning lockboxes, quicker processing of HOA checks and giving homeowner’s more payment options. They informed the Board about real time updates and better securities systems for SVHOA. AMI has not experienced any issues with other HOA’s who have switched over to Mutual of Omaha Bank. Hank and Traci are scheduled to come back to the May 1, 2017 monthly meeting to show the Board members the new software and how screen shots and processing will look on a computer. They will go into more details on training and securities.

Lorraine gave her report on current activities in the neighborhood:

- 1) A new contract with Treasure Valley Pool and Spa was been signed. Owner Dan Huff will be holding 2016 pricing for 2017-2019. Surprise Valley was very pleased with Treasure Valley Pool and Spa last year and are happy to have them again this year.
- 2) Cascade Fence Co. Inc. are schedule to repair, clean and add new lines and pickle ball lines on one court in mid May 2017.
- 3) Affordable Patio Covers, Deck and Fences Company finsihed repairs to the damaged satellite patio covers on April 10, 2017. The patio covers have been reconstructed and additional supports have been installed to strenghen the structure.
- 4) A new contract with Dengo Wildlife has been signed. This contract is to help reduce the amount of rockchucks in the common areas and near the bluffs. With the help of Dengo Wildlife, the rockchuck activity has been greatly reduced.
- 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) Around Tuit Helpers has won the bid for pool equipment room repairs. Work to be started at the end of April 2017.
- 7) Lorraine is collecting bids for Farmhouse bench repairs. SVHOA Board is considering TREX or redwood for options.
- 8) Ultimate Heating will install satellite pool water heater and the end of April 2017.
- 9) Quality Electric has replaced all of the interal Farmhouse lightbulbs with LED lightbulbs.
- 10) The SVHOA Board decided not to offer swim lessons through the YMCA or other third parties this summer. There has been growing frustration with homeowners that used the pools in the early morning hours and conflicts with the daily testing and treatment of the pools.
- 11) AMI will not be hiring any part-time pool monitors. Lorraine will look into the cost of using De Paul temp Agency vs. hiring help from Surprise Valley.

**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 will be taking over the Water Resources duties and is currently working on getting these reports complete.

Earth Energy uncovered the Surprise Valley main water line valve. Earth Energy is waiting for Suez Water's approval of the project adjacent to Hwy 21 at Surprise Way.

Once they have their approval, they will come back and fix the broken split rail fencing and work on getting landscaping back to its original state.

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. A majority of the people who attended the open house were opposed to this project. Larry will keep us updated as the selection process continues.

**Treasurer's Report:** (Steve King) Steve King reviewed the P&L and Balance Sheet for February 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 financials were up because quarterly dues were just mailed out to homeowners but a few homeowners with outstanding dues from the March 2017 had been addressed and paid.

**Landscape Report:** (Steve King)

- 1) Spring trimming and clean up looks great and Hopkins did a nice job on cleaning up the draw parks. He and Chad toured the neighborhood and trimmed up 7-8 spruces as well as some additional landscaping. Hopkins will re-cut and regravell (9) pathways in Surprise Valley. Their target is using 100 yards of road mix for this project.
- 2) Steve reported the removal of a spruce and willow tree in Surprise Valley. He also addressed Canyon point's willow tree that was removed this past winter and will work with Hopkins or Sawtooth in getting these trees replaced.
- 3) Blue Ribbon soil tested the Armstrong Maples. Steve is working with Blue Ribbon in coming up with a plan to keep our Armstrong Maples healthy. The trees are stressed due to disease, cold winters and sun exposure. We are currently waiting for the soil test reports.
- 4) SWRCD – Steve reported they toured the north rim and will suggest a seed recipe for this area. Steve is confident we should know more about the grant by the end of April. He is also waiting for BLM to bless this project. Larry made a commit that Steve's reports are very informative and helpful.
- 5) Ground FX met with Steve and they toured the areas that will need barking this Spring. Larry suggested we hold off in spreading back until the fences are repaired and stained.

**CCR/ACC Report:**

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

Eric Jessa – 6345 E. Gateway Ct. – Landscaping

Doug Teater – 5671 E. Gateway Dr. – House Paint

**Old Business:**

There was no old business to review

**New Business:**

**Next Board Meeting:** Monday, May 1, 2017.

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

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Larry Crowley  
President, SVHOA