

**SURPRISE VALLEY HOMEOWNERS' ASSOCIATION, INC.
SURPRISE VALLEY RECREATION FACILITY ASSOCIATION, INC.
MONTHLY MEETING MINUTES
June 5, 2017**

Greta Pate (A/70)	Absent	Steve King (H/49)	Present
Johnathon Hill	Present		
Curtis Jones (B/41)	Present	Madeline Orrack (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)	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 6:05 p.m.

The minutes from the May 1, 2017 Monthly Meeting of the Master Association Board of Directors were presented for review. Judy Weidner motioned the minutes of the May 1, 2017 Board meeting be approved as distributed, Madeline Orrack seconded the motion. The motion passed unanimously.

Melanie Simboli, Account Executive with AED Authority gave a presentation on Automated External Defibrillators (AED). She explained when sudden cardiac arrest occurs, the American Heart Association recommends that defibrillation occur within 3-5 minutes, or sooner. Survival rates drop 10% as each minute passes with CPR or defibrillation. There is a 5-8% survival rate without a proper AED program and 74% survival rate with a proper AED program. Melanie said on average EMS response time is 6-12 minutes.

She presented two different models for review. Johnathon Hill volunteered to demonstrate use of an AED. Cost is between \$1720-\$2122.08. They have a maintenance program for an additional cost, batteries usually last 7-8 years if they have not been used. Location of this unit was the main issue for the AED.

Lorraine gave her report on current activities in the neighborhood:

- 1) A-1 Heating and Air Conditioning installed new exhaust lines to furnaces, pool heaters and air conditioning. City of Boise passed the inspection in May 2017.

- 2) Around Tuit Helpers installed new shelving in the storage closet located in the gym for better usage of space for Sister Sweepers and Pool Monitors cleaning supplies. They also completed the bench on the upper pool deck at the Farmhouse. They are scheduled to repair, replace and stain the lower Farmhouse bench by the end of June 2017
- 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. John replaced and installed new signs around the Farmhouse and Satellite pools.
- 4) Treasure Valley Pool and Spa have been working hard in keeping both pools clean. Dan is having issues keeping pools cleaned due to willow tree debris. Dan will let us know the additional cost for additional chemicals and man hours to maintain pools. He is also working on pool heaters and will let us know about repairs and any additional costs.
- 5) Three pool monitors were hired for 2017 summer season. Tyler McFarland (Sophomore at THS), Grace James (Junior at THS) and Nate Taylor (Senior at THS). All three pool monitors are residents of Surprise Valley
- 6) PODS – Residents who have PODS in front of their home need to get an ACHD approval to leave the POD on the street or in their driveway. Cost for POD permits are \$15 per week for three weeks and after this time period, it's \$15 per day. ACHD does check on residential PODS to make sure they are compliant with ACHD rules. SVHOA currently does not have CCR rules on the length of time a POD can remain in the front of a home. ACHD rules take precedence over HOA rules if the POD is on the street. The board agreed that it would be unproductive to impose rules that were in conflict or inconsistent with the ACHD regarding the use and/or location of PODs.
- 7) Window's are R-us cleaned the Farmhouse windows on May 17, 2017.
- 8) An email was sent to homeowners about the removal of BBQ's at the Farmhouse and Satellite pools. The email notice gave homeowner's other options for use of BBQs in designated areas of the pools.
- 9) The Board voted on the removal of (2) willow trees near the Farmhouse pool and (1) willow tree near the Satellite pool. Willow tree leaves and debris have been a huge problem in the clarity and cleanliness of pools. Sawtooth landscaping will remove the trees between June 17th and June 21st.

President's Report: (Larry Crowley) - Larry had nothing to report this month.

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 reclassified several charges to the correct accounts.

Landscape Report: (Steve King)

- 1) Steve and Eldon planted flowers around the Farmhouse. Many residents have made compliments on how nice the Farmhouse looks.
- 2) Steve has been working with X-Treme fencing with repairs to solid cedar fencing. He is also working with PCA fencing and found several areas they missed during fence staining. PCA is planning on inspecting all solid cedar fencing and will report any broken post.
- 3) Steve and Eldon went to Barber Nursery and selected replacement trees for various areas in Surprise Valley. Sawtooth Landscaping will be planting the new trees.
- 4) Steve and Larry will meet with Hopkins to review current status on open action items. Steve has developed a google doc for better tracking of open action items.
- 5) SWIRCD –SVHOA was awarded a \$48K BLM grant for Fire Fuels Reduction Project. Steve King has been working with BLM and Southwest Idaho Resource Conservation and Development Council (SWIRCD) for over a year in securing this grant for Surprise Valley. The reduction project includes a 20 foot wide firebreak along the North Rim in Surprise Valley. This firebreak will stretch from Farmhouse Place to east of Survival Place. A letter explaining this grant will be emailed and mailed to Surprise Valley homeowners. Project is expected to start on or before July 5, 2017 and run through August 11, 2017.
- 6) Ground FX will be applying fresh bark to various areas throughout Surprise Valley
- 7) Steve has repaired and replaced several residential fence post this month.

CCR/ACC Report:

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

Matthew Thorum – New roof

Lance and Jen Carroll – New roof

Rajesh Kamana – New roof

Brett and Lisa Job – House paint, new garage door and outdoor lighting

Solberg/Yoon – Backyard patio and fencing

Tom Bonacorsi – Garage addition

Zahn/Liu – Fencing and landscaping and irrigation

Old Business:

There was no old business to review

New Business:

Larry informed the Board that Lorraine Kerr has given her notice to leave the Surprise Valley HOA Manager position on June 30, 2017. Lorraine will remaining on the SVHOA Board of Directors. The HOA Manager position will be posted and emailed to Surprise Valley residents. Application will be accepted until June 23, 2017.

Next Board Meeting: Monday, July 10, 2017.

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

Larry Crowley
President, SVHOA