

**SURPRISE VALLEY HOMEOWNERS' ASSOCIATION, INC.
SURPRISE VALLEY RECREATION FACILITY ASSOCIATION, INC.
MONTHLY MEETING MINUTES
March 5, 2018**

Stephen Tomczak	Present	Steve King (H/49)	Absent
Scott Johnson (B/41)	Absent	Madeline Orrock (I/39) Kathy Ruim (Alt)	Absent Absent
Gary Wiggins (C/28)	Present	Steve Bowen (J/49)	Absent
Tom Wicher (D/37) Eldon Crockett (Alt)	Present Present	Craig Dunn (K/60)	Present
Larry Crowley (E/69) Linda Peden (Alt)	Present Present	Judy Weidner (L/18)	Present
Garima Dembla (F/28) Kent Kalpakgian (Alt)	Absent Present	John Kirkpatrick, Manager	Present

Larry Crowley called the meeting to order at 6:05 p.m.

The minutes from the February 5, 2018 meeting of the Master Association Board of Directors were presented for review and approval. Eldon Crockett motioned the minutes of the February 5, 2018 Board meeting be approved as distributed. Judy Weidner seconded the motion. The motion passed unanimously.

The minutes from the February 13, 2018 Annual Meeting of the Master Association Board of Directors were presented for review and approval. Tom Wicher motioned the minutes of the February 13, 2018 Annual Meeting of the Master Association be approved as distributed. Judy Weidner seconded the motion. The motion passed unanimously.

John gave his report on current activities in the neighborhood:

1. HOA Dues payments
2. Flag Replacements
3. Vole Infestation
4. Pool room leak repaired
5. Tennis court maintenace
6. Farmhouse roof and gutter cleaned
7. CWI Citizen science
8. Fence Damage
9. Golf Ball Damage
10. Greenbelt update

11. Check scanner

President's Report: (Larry Crowley) – Larry addressed the request by an interested party to purchase a portion of the Surprise Valley Water rights and the request to lease some water from Surprise Valley. A motion was made by Gary Wiggins that the SVHOA not sell any Surprise Valley water rights. Surprise Valley would entertain requests to lease any excess water that Surprise Valley may have. The motion was seconded by Judy Weidner and it passed unanimously .

Larry mentioned that the next board meeting on April 2 would be addressing the firebreak and Firewise initiatives as well as some homeowner concerns regarding the North Rim Fire Break/Defensible Area project.

Larry suggested that we consider charging a convenience fee for HOA dues paid by credit card to offset the service charge the bank is charging to process credit card transactions. Larry will prepare an analysis of the banking fee charges for credit card transactions and distribute the results and recommendations to the board.

Treasurer's Report: (Judy Weidner)

Due to the short turnaround and limited time for review, the February financial reports were not discussed in detail. Judy will review and send out her comments regarding the February financial reports when ready.

Landscape Report: (Steve King/absent)

In Steve's absence, Larry summarized the work that Hopkins had performed in February as part of the Spring cleanup and the work that remained to be done. Larry also reviewed the landscaping bid from Modern Landscape. After review and discussion, the board requested additional bids and concept ideas for the landscaping project for 2018.

Linda Peden gave a report on her findings and observations regarding the chemical usage by Hopkins. Her suggestions and steps forward were presented. After discussion of Linda's comments, the board agreed to assign the Landscape Committee with the responsibility of managing the remediation effort currently underway to respond to homeowner's who experienced tree or plant damage as a result of the contaminated gravel or other chemicals used in Surprise Valley. Steve King, Linda Peden and Brett Hopkins were assigned to lead the project.

CCR/ACC Report:

John reported minimal homeowner infractions during his last review and drive-through of the neighborhood. There was one ACC request filed in January 2018 and it was approved by the ACC Committee.

1. Mark and Brandy Meldrim – garage door replacement
2. John and Karen Henry – back yard pool
3. Aaron and Sue Howell – new siding

4. 5680 S. Basalt – Traylor in driveway
5. Republic Services repair payment

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. Tom Wicher motioned that the meeting be adjourned. Judy Weidner seconded the motion. The motion passed unanimously. The meeting adjourned at 8:30 PM.

Next Board Meeting: Monday, April 2, 2018 at 6:00 P.M.

Larry Crowley
President, SVHOA