

**SURPRISE VALLEY HOMEOWNERS' ASSOCIATION, INC.
SURPRISE VALLEY RECREATION FACILITY ASSOCIATION, INC.
MONTHLY MEETING MINUTES
May 14, 2018**

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

Larry Crowley called the meeting to order at 6:08 p.m.

The minutes from the April 2, 2018 meeting of the Master Association Board of Directors were presented for review and approval. Tom Wicher motioned the minutes of the April 2, 2018 Board meeting be approved as distributed. Jusy Weidner seconded the motion. The motion passed unanimously.

Andy Hoch of Syman Company presented a summary of the North Rim erosion assessment that was conducted April. He presented various options to mediate possible erosion locations along the rim; the board decided to take Andy's suggestions under advisement pending further review.

John gave his report on current activities in the neighborhood:

1. HOA Dues payments
2. Flag replacement
3. Yard Sale June 9
4. New Email service
5. Pool Opening May 26
6. Pool monitor interviews
7. Community Garden
8. Office back up
9. Vole Wrangler
10. Farmhouse bench stain

President's Report: (Larry Crowley) – Larry reported that that our new HOA dues payment process was working well. Payments by homeowners are being made quicker. In addition, we are able to expedite deposits much quicker than in the past. Larry said that use of credit cards for HOA fee payments had lessened possibly due to the request sent out in the last billing to

homeowners. Larry also commented that our general balance sheet was in line and our costs in order.

Larry said that he and Steve King were going to attend a meeting and presentation on May 16th regarding urban interface and area evacuation planning for wildfires.

Treasurer's Report: (Judy Weidner) – Judy Weidner resigned her position due to selling her house and moving out of the community. Larry summarized the financials and AR delinquent report by saying that the numbers are in line with expectations and the 2018 budget.

Landscape Report: (Steve King) – Steve presented an overview of landscape activities as of the first of April. Steve said that first fire reduction plan was complete and now the second phase plan and application and grant had been approved and awarded.

Additionally, Steve reported on the landscape proposals and the board decided that Modern would be selected to do the entry ways and along Surprise Way and that Hopkins would be given the landscaping work at the Farmhouse. A motion was made to approve by Madaline Orrock. Tom Wicher seconded the motion. The motion carried unanimously. Steve said that the need to update the entries to Surprise Valley and give the community a fresh look was important.

CCR/ACC Report:

John reported minimal homeowner infractions during his last review and drive-through of the neighborhood. There were a number of ACC requests filed in March 2018 and they were approved by the ACC Committee.

- Trevor Lindsay; new roof - approved
- Bret Job; Storage shed - approved
- Pat Felzien; new roof – approved
- Dennis Fowler; rock facing on house – approved
- Alex Kupper; new roof - approved
- Mark Jones; Paint house – approved
- Amuy Kupper; paint house, remove trees – approved
- Emilio Bengoa; partition to conceal lawn equipment – approved
 - Gate in split rail fence – denied
 - Gate in split rail fence resubmitted - approved
- Seth Parks; paint house (blue) – denied
 - Paint house resubmitted earth tones - approved
- Tony Graham; new roof - approved
- Resident filming neighbor to document “unkempt” back yard. Neighbor formally complained about the filming. Referred them to Boise police.

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 8:30 PM.

Next Board Meeting: Monday, June 11, 2018 at 6:00 P.M.

Larry Crowley
President, SVHOA