

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

Notes from September 10, 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)	Present
Tom Wicher (D/37)	Present	Craig Dunn (K/60)	Absent
Eldon Crockett (Alt)	Absent		
Larry Crowley (E/69)	Present	Lisa Patterson (Alt)	Present
Garima Dembla (F/28)	Present	John Kirkpatrick, Manager	Present

Larry Crowley called the meeting to order at 6:04 PM and opened the meeting for discussion of topics and agenda.

The minutes from the August 13th 2018 meeting of the Master Association Board of Directors were distributed for review or comment. A motion to approve the minutes was presented by Gary Wiggins and seconded by Madeline Orrock. The minutes passed by unanimous vote.

John gave his report on current activities in the neighborhood:

- Pool season closure and winterization.
 - Satellite Shower tile replacement
 - New signs
- Farmhouse construction and painting schedule
- Determine colors
- Light Pole replacement
- Farnhouse Shade structure
- Christmas Party, December 2.
- Security cameras, electrical outlets
- Master list, Brivo security updated
- Speeding on Surprise Way
- Neighborhood Handbook 2018
 - Fence codes, paint
 - House color code
 - Landscape “standards”
 - Solar panel code
 - Zero landscape guidelines
 - Rentals

- Prescriptive vs broad

President's Report: (Larry Crowley)

- Financial Reports for August 2018
- Meeting with Chase Bank and Credit card activity for August 2018
- Follow up on discussion of Standing Water in Common Area/Park No 4
- Formal resignation from the SVHOA Board of Directors effective September 20, 2018.

Landscape Report: (Steve King) –

- Hopkins Report
- 240V to 12V Transformer installed at Amity entrance – Let there be light!
- Contractor (modern) paid – plants doing well.
- Bark blowers came through and completed two entries. Farmhouse Place and pool grounds only this season. Smaller scale bark coverage this year, may expand coverage next season.
- Irrigation blowout available to community Oct 26 – 27 – 28. Need to encourage homeowners to not blow out personal sprinklers prior.
- Completed drive through last week, will secure quotes for removal of dying pine, trail below north Rim weed mediation.
- One more spot herbicide and weed whack this month along North Rim, seeding still the plan for October.
- Homeowner Alex Kupper, 5986 S. Schooner Pl. continues to use SV property as dumping ground. Violation letter to be sent along with invoice for common path damage.

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.

-
- Edwards, 5598 E. Stageline; new roof – Approved
- Bian, 5573 E. Stageline; new roof – Approved
- Johnson, 5914 S. Horseshoe; new roof – Approved
- Grimes, 5924 E. Gateway; new roof – Approved
- Atalla, 5300 E. Hayseed Way – front and back yard landscaping – Approved
- Campbell, 5328 Hayseed; new roof – Approved

Old Business:

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

New Business:

- **Election of Officers for Surprise Valley Homeowners' Association & Surprise Valley Recreation Facility** – The meeting was opened for nominations and election for the officer positions of president and vice-president of the SVHOA Board of Directors for the remainder of CY 2018.
 - President – Gary Wiggins
 - Vice-President - Tom Wicher
 - Treasurer – Steve King
 - Secretary – John Kirkpatrick

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 7:37 PM.

Next Board Meeting: Monday, October 8, 2018 at 6:00 P.M.