

**Surprise Valley Homeowners' Association, Inc.  
Surprise Valley Recreation Facility, Inc.  
September 9th, 2019 Meeting Minutes**

Terry Baird (Overlook)	Absent	Steve King (H/49)	Present
Suzanne Ennis (B/41)	Present	Madeline Orrock (I/39)	Present
Gary Wiggins (C/28)	Present	Steve Bowen (J/49) Darrin Mailowski (Alt)	Absent Absent
Tom Wicher (D/37) Eldon Crockett (Alt)	Present Absent	Phil Emanuel (K/60)	Present
Christa Schooley (E/69)	Absent	Lisa Patterson (L/18)	Present
Garima Dembla (F/28)	Absent	John Kirkpatrick, Manager	Present

Meeting was called to order at 6:08pm, by Tom Wicher who presided.

**Neighborhood Manager's Report – John Kirkpatrick**

- **Pool repair update:** Two bids received so far; Idaho Pool Remodeling and Pioneer Pool and Spa. Waiting on bid from Spartan Pools.
- **Farmhouse Gutters installation.** One bid received, expecting two more. Target completion this fall.
- **Quarterly Newsletter.** Suggestion was made to communicate the positive aspects of the community rather than just stating the rules and regulations.
- **Boise City Rec. Party in a Box.** Date of June 20<sup>th</sup> has been confirmed for Surprise Valley event at the Farmhouse.
- **Tennis/Pickle ball social.** Tennis Pro Bill McGrath has offered to host a tennis social in the spring to coordinate lessons and pickleball tournaments.

**President's Report – Tom Wicher**

- 

**Treasurer's Report – Steve King**

- Income and expenses are in line with where we projected YTD
- Transfer fees ahead of plan
- Farmhouse related expenses behind projections YTD
- Pump house cost sharing behind plan, need to ensure we are current with Micron (AR for John)
- Pools (now closed) ended slightly behind plan for usage year
- Will finetune models to address pending large cap ex related to staggered re plastering of 3 pools, site wide cedar fence painting, FH rain gutter bids, FH pool furniture, FH roof, sat pool roof, HOA cost sharing of pump house, shower at sat pool, Hopkins landscape contract renewal, Armstrong Maple pruning, etc.

**Landscape Report – Steve King**

- Hired Hopkins cherry picker to help with storm damage to trees, mainly CP
- Continued sprinkler repairs--generally good coverage seen thru SV given recent heat related issues.

- Resprayed gutter cracks thru SV--well done Hopkins
- Trimmed up turn islands, including Silo and Horseshoe
- Park 7 trimmed up and edged similar to Surprise walking path
- Hopkins will be backfilling low spots in walking trails, will bring in dirt to backfill tunnel areas.
- Will be scouting tress along Surprise Way for chipper work with Hopkins later this month
- Fertilizer applied to Maples at FH pool

#### **CC&R and ACC Report**

- Jason Deines, 5546 S. Broadwing Way; shed replacement – approved as well as neighbor approval.
- Jason Deines, 5546 S. Broadwing; exterior paint – approved
- Carolyn DeFrang, 5391 S. Broadwing; exterior paint – approved
- Carolyn DeFrang, 5391 S. Broadwing; new roof – approved
- Steve Serrano, 5479 S. Farmhouse Pl; exterior paint – approved
- Steve Serrano, 5479 S. Farmhouse Pl; new roof – not approved. Thicker shingles required.
- Tu Auh Lara, 6311 E. Gateway ct; repaint front door – approved

#### **Old Business**

None

#### **New Business**

- Lending Library discussion, Sue Rembowski, 6303 S Schooner Ave – common area, decision to place at Satellite Pool parking area near light pole. Board voted and approved placing the Library next to the light pole at the Satellite Pool parking area.
  - a. SV Manager will send letter to Homeowner outlining lending library maintenance expectations and a review after one year to determine viability.

The meeting was adjourned at 7:31p.m.