

Surprise Farms Community Association

PO Box 25466
Tempe, Arizona 85285
(480) 8203451

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES SEPTEMBER 15, 2022

Board Members Present: Renee Nelson, Pam Tufegdzcic and Margaret Kogle

Board Members Absent: Daniel Monson - 1 Vacancy

Management Present: Betsy Andona, Community Manager - Kinney Management
Tony Santillan, Stillwater Landscape

Homeowner's Present: 5 Homeowners on Zoom

Call to Order: A quorum was established with three (3) out of five (5) Board members present. The Open Session meeting held virtually via Zoom was called to order at 7:07 pm by Renee.

Minutes: A motion was made, seconded and carried unanimously to approve the August 24, 2022 meeting minutes with the two typo corrections under the Manager's Action Item List section.

Guest Speaker, Tony Santillan – Stillwater Landscape: Tony gave an update about current landscape items –

- Tree Removal – Tony will send a revised proposal.
- Discussion was held regarding 4-day work week.
- Invoice Back Up for review – to be sent to Board before meeting.

- Estimate 191-2022-42 – 2022 Overseeding – A motion was made, seconded and carried unanimously to approve the following locations for overseed for 2022:

Item 3 – Parcel 6 - \$2,744.31

Item 5 – Parcel 8 - \$2,217.92

Item 7 – Parcel 5 - \$2,394.13

Item 10 – Parcel 3 – Main Park - \$10,711.49

Item 11 – Parcel 4 - \$2,675.53

Total - \$20,743.38

Financial Report: The August 2022 Financials were reviewed; a motion was made, seconded and carried unanimously to approve as presented.

- Upcoming CD Renewals – SFA - #2715 - The Board would like to know what the acronyms stand for – CIT, CDARS, CAB before they reinvest.
 - o CD Statements should be sent to the Treasurer regularly with the financials.

Invoice(s) for Approval:

- Stillwater Landscape –
 - o Invoice #22942 – A motion was made, seconded and carried unanimously to approve Invoice #22942 for a total cost of \$1,525.38 for the irrigation repairs for the period of August 1st – 15th 2022.
 - o Invoice #22751 – A motion was made, seconded and carried unanimously to approve Invoice #22751 for a total cost of \$3,982.91 for the July 2022 irrigation repairs.

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- Frank Civil Consulting Invoice – A motion was made, seconded and carried unanimously to approve invoice #15675 for a total cost of \$656.00.

Manager's Action Item List: The Action Item list was reviewed, an updated copy will be emailed to the Board.

Pending/Tabled Items:

- Parcel 8 – Driveway Sealcoating Project – Need to get with Tyler to review the hammerhead that is still ponding water on Rimrock.

New Business: None at this time.

Additional Items: The Board would like to see Reserve Study proposals at the next meeting.

Open Discussion:

- Water leak/running in Parcel 5 – Rimrock and 168th Ln
- Cameras in Parcel 8 to catch the illegal dumping
- Any plans for water conservation
- Weeds along Rimrock in Parcel 8

Adjournment: There being no further business to discuss the meeting was adjourned at 8:45pm. The next meeting will be Thursday, September 15, 2022 at 7pm via Zoom.

Respectfully Submitted On Behalf of the Board of Directors for
Surprise Farms Community Association

Betsy Andona, Community Manager
Kinney Management Services

BOARD REVIEWED AND APPROVED: _____