

# Surprise Farms Community Association

PO Box 25466  
Tempe, Arizona 85285  
(480) 8203451

## BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES OCTOBER 20, 2022

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

**Board Members Absent:** Daniel Monson - 1 Vacancy

**Management Present:** Peri Swenson - Kinney Management  
Tony Santillan, Stillwater Landscape

**Homeowner's Present:** 1 Homeowner

**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 7:29 pm.

**Minutes:** A motion was made, seconded and carried unanimously to approve the September 15, 2022 meeting minutes.

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

- Overseeding for winter grass is complete, irrigation is reduced, cutbacks will be started and tree trimming is scheduled for November.
- 303 quarterly cleaning started early due to Code Compliance violation/complete by November 14<sup>th</sup>.
- Confirmation that SF2 will need to install a new controller, meter and separate valves for the right of way on the west side of Cotton Lane.
- Tree roots at Park 6 look bad/add granite?
- Root barrier project at 169<sup>th</sup> Drive/Approved

**Financial Report:** The September 2022 Financials were reviewed. A motion was made, seconded and carried unanimously to approve as presented.

- Bank acronyms were reviewed for consideration of CD investments.
- Upcoming CD Renewals – SFA CD #'s 9902 and 9929 – Motion was made, seconded and carried unanimously to combine into an 18 month/3% interest rate CD.

### **Invoice(s) for Approval:**

- Stillwater Landscape –
  - o Invoice #23024 – A motion was made, seconded and carried unanimously to approve for a total cost of \$1,573.27 for the irrigation repairs for the period of August 16 -31 2022.
  - o Invoice #23289 – A motion was made, seconded and carried unanimously to approve for a total cost of \$20,743.38 for winter grass overseed.

**Action Item List:** The Action Item list was not updated for this meeting.

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## Pending/Tabled Items:

- Parcel 8 – Driveway Sealcoating Project – Meeting to be scheduled with Tyler/Frank Civil Contracting to review the 2 hammerheads holding water on Rimrock.

## New Business:

- Stillwater Mid-Year Contract Increase – Reduced amount of \$928 per month negotiated June through end of year. Motion was made to approve, seconded, vote was 2/1 for approval.
- 2023 Budgets/Assessments – Review of deficit in both budgets. Motion to increase the master assessment \$3 to \$47 and increase Parcel 8 \$1.60 to \$29.75 plus the master association assessment. Budgets to be approved at the November meeting.
- Reserve Study proposals – Discussion on date of last reports/add to November meeting agenda.
- Parcel Locker Repairs – Estimate for \$625. Motion for approval, seconded, motion for approval carried unanimously.
- SF2 Right of Way – Peri to communicate with PM to get written documentation that they will maintain the right of way to match the east side of Cotton Lane, they will install a new controller, meter and separate the valves.
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## Additional Items: None

## Open Discussion:

- Standing water in hammerheads
- Violations and weeds in Parcel 8

**Adjournment:** There being no further business to discuss the meeting was adjourned at 9:28 PM. The next meeting will be Thursday, November 17, 2022 at 7pm via Zoom and is the Annual Meeting.

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

Peri Swenson  
Kinney Management Services

BOARD REVIEWED AND APPROVED: \_\_\_\_\_