

Surprise Farms Community Association

PO Box 25466
Tempe, Arizona 85285
(480) 8203451

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES NOVEMBER 17, 2022

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

Board Members Absent: Daniel Monson - 1 Vacancy

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

Homeowner's Present: 4 Homeowners

Call to Order: The Annual Meeting could not be called to order due to lack of membership quorum. A quorum was established with three (3) out of five (5) Board members present to hold an Open Session Meeting.

The Open Session meeting held virtually via Zoom was called to order at 7:00 PM.

Minutes: A motion was made, seconded and carried unanimously to approve the October 20, 2022 meeting minutes.

Appointment of Board Members: Both Candidates on the Annual Meeting Ballot were appointed to the Board, Renee Nelson was re-appointed for a 2-year term and Dana Rosenbaum was appointed for a 2-year term. Board of Director appointment of offices will be determined at the January Board of Directors meeting.

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

- Overseeding for winter grass is complete, irrigation is reduced, cutbacks have started and tree trimming is underway.
- 303 quarterly cleaning started early due to Code Compliance violation and should be complete in November.
- Root barrier project at 169th Drive should be complete by mid December.
- There was a request in the meeting for an additional park/retention area at 168th/Tasha (P2) to be overseeded. Board agreed based on estimated cost of \$1700 to overseed the additional area. It was noted that it would take a little longer for the grass to germinate due to cooler temps than the other overseeded areas.
- Discussion to consideration to removal of the Acacia Redolyns on Cotton Lane to match SF2.
- Lighting issues (2) reported to Tony and request for holiday decorations to be installed at the monuments the week of Thanksgiving.

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

- A motion was made, seconded and carried unanimously to approve the 2023 Master Association and Parcel 8 Operating Budgets. The master association assessment increased by \$3 to \$47 and parcel 8 increased by \$1.60 to \$29.75 plus the master association assessment.

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- Upcoming CD Renewals – SFA CD #6258 and Parcel 8 CD #6282 will both expire in December – Motion was made, seconded and carried unanimously to reinvest the master association CD an 18 month/3% interest rate if still available and to cash out the Parcel 8 CD as reserve funds are needed to replenish that reserve.
- A motion was made, seconded and carried unanimously to approve a Compilation to be completed by Mansperger, Patterson & McMullin. PLC for the 2022 year-end audit requirement. It was noted that the Board believed they had voted in prior years to conduct a full audit every 3 years. KMS to follow-up and report back.

Invoice(s) for Approval:

- Stillwater Landscape –
 - o Invoice #23316 – A motion was made, seconded and carried unanimously to approve for a total cost of \$2,145.66 for irrigation repairs for the period of September 16 -30 2022.
 - o Invoice #23484 – A motion was made, seconded and carried unanimously to approve for a total cost of \$3,302.23 for irrigation repairs for the period of October 1 – 15 2022.
 - o HOA Playground invoice #27996 – Final invoice for estimate 13165 – A motion was made, seconded and carried unanimously to approve for the balance due of \$3,842.04.

Action Item List: No updates for this meeting.

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.
- Update on SF2 Right of Way – Waiting for written confirmation that SF2 will maintain the right of way landscape to match the east side of Cotton Lane, install a new controller, meter and separate the valves.
- Reserve Study was completed in 2018. Need to work on plan for mailbox repair/replacement and park play structure replacement.

New Business:

- Credit for maintenance of west side of Cotton Lane right of way applied to the November Stillwater invoice, \$264 x 4 months.
- HOA Playground estimate #14700 – A motion was made, seconded and carried unanimously for repairs in the amount of \$760.98.
- HOA Playground estimate #14699 – \$2,943.96 - Table until we can confirm there are no duplicate items from recent repairs. Hand rail may have already been repaired, need to confirm which park(s). Create spreadsheet to track repairs.

Additional Items: None

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Open Discussion:

- Trip hazards in 2 park areas from tree roots. KMS to get estimates for repair.
- Comments on number of lots managed by Progress Residential in the community.

Adjournment: There being no further business to discuss the meeting was adjourned at 8:32 PM. The next meeting will be Thursday, January 19, 2023 at 7pm via Zoom.

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

Peri Swenson
Kinney Management Services

BOARD REVIEWED AND APPROVED: _____

APPROVED