

Surprise Farms Community Association

PO Box 25466
Tempe, Arizona 85285
(480) 8203451

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES AUGUST 24, 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: 1 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 7:13 pm by Renee.

Minutes: A motion was made, seconded and carried unanimously to approve the June 28, 2022 meeting minutes as presented.

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

- Responded to a storm damage tree in a pool.
- Making a storm damage tree map.
- 303 trees are sound barrier trees and are not recommended for removals.

*The Board tabled the following proposals:

- Estimate 191-2022-52 – Parcel 7 Erosion Repair
- Estimate 191-2022-54 – Turf Conversion at Parcel 4
- Estimate 191-2022-55 – Turf Conversion at Parcel 2
- Estimate 191-2022-53 – Turf Conversion at Parcel 8

Guest Speaker, Tyler Ware – Frank Civil Consulting: The Board reviewed the email sent in from Mr. Ware on August 17th stating that the pavement repairs are locked in for Thursday, August 25th and then we should be able to close this item out.

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

- The Board would like to know why the balance sheet says “closed” in front of CDARS #09/22/22 and 10/20/22?
- A motion was made, seconded and carried unanimously to liquidate the SFG CD#2707 for \$25,186.99.

Invoice(s) for Approval:

- Stillwater Landscape –
 - o Invoice #22180 – A motion was made, seconded and carried unanimously to approve Invoice #22180 for a total cost of \$3,019.85 for the irrigation repairs for the period of May 2022.
 - o Invoice #22461 – A motion was made, seconded and carried unanimously to approve Invoice #22461 for a total cost of \$1,519.35 for the June 2022 irrigation

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- repairs.
- o Invoice #22658 – The Board tabled the approval of Invoice #22658 for the Monthly Adjustment Fee of \$1,463.81 until they can schedule a meeting with the Supervisor of Stillwater to discuss.
- Frank Civil Consulting Invoice – A motion was made, seconded and carried unanimously to approve invoice #15675 for a total cost of \$984.00.
- HOA Playground Invoices:
 - o Invoice #26277 – Parcel 3 Park Repairs – A motion was made, seconded and carried unanimously to approve Invoice #26277 for the balance of \$2,080.99 for the repairs made at the park in Parcel 3.
 - o Invoice #26278 – Parcel 5 Park Repairs – A motion was made, seconded and carried unanimously to approve Invoice #26278 for the balance of \$2,094.23 for the repairs made at the park in Parcel 5.
 - o Invoice #26276 – Parcel 6 Park Repairs – A motion was made, seconded and carried unanimously to approve Invoice #26276 for the balance of \$9,309.86 for the repairs made at the park in Parcel 6.

Manager's Action Item List: Manager was unable to provide a hard copy of the Action Items in the packet. The Board would like it noted that the Action Item list is supposed to be updated and sent to the Board every two weeks and it has not been done consistently.

- Renee would like to make sure that the SFII landscape issue is noted in the Action Item List.

Pending/Tabled Items:

- Parcel 8 – Driveway Sealcoating Project – This item was discussed at the top of the meeting with the email from Tyler. There is no action needed at this time.

New Business: None at this time.

Additional Items: Pam presented a neighborhood matter that she is working on and would like information shared on the website. She will email the information to the Board and Manager for review prior to posting.

Open Discussion:

- On street/Overnight parking.

Adjournment: There being no further business to discuss the meeting was adjourned at 8:35pm. 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: _____