

Surprise Farms Community Association

PO Box 25466
Tempe, Arizona 85285
(480) 8203451

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES JUNE 28, 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
Tyler Ware, Frank Civil Consulting

Homeowner's Present: 2 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 7:04 pm by Renee.

Minutes: A motion was made, seconded and carried unanimously to approve the April 21, 2022 meeting minutes as presented.

Guest Speaker, Tyler Ware – Frank Civil Consulting: Tyler gave an update on the status of the Parcel 8 Asphalt project. July 7th is the water test/punch list walk. Manager and Renee will be present.

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

- Brush fire in the 303 retention area.
- Greenway conversion complete, the plants are getting water now.
- Will be presenting some additional enhancement proposals in areas where water may be conserved.

*Estimate 191-2022-03A – Tree Pruning – A motion was made, seconded and carried unanimously to approve Estimate #191-2022-04 for a total cost of \$28,864.00 for trimming/pruning 345 trees throughout the community.

*Estimate 191-2022-03B – Tree Removals – This proposal was tabled until the Board can review the trees selected for removal.

*Estimate 191-2022-04 – 303 Retention Trimming – A motion was made, seconded and carried unanimously to approve Estimate #191-2022-04 for a total cost of \$10,165.00 for the pruning of 91 trees encroaching onto the property lines of homeowners.

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

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Invoice(s) for Approval:

- Stillwater Landscape –
 - o Invoice #21868 – A motion was made, seconded and carried unanimously to approve Invoice #21868 for a total cost of \$1,213.13 for the irrigation repairs for the period of March 15th – 31st 2022.
 - o Invoice #22014 – A motion was made, seconded and carried unanimously to approve Invoice #22014 for a total cost of 1,542.29 for the April 2022 irrigation repairs.
 - o Invoice #22093 – A motion was made, seconded and carried unanimously to approve Invoice #22093 for a total cost of 16,176.42 for the June 2022 monthly service and a cost increase adjustment.
- Frank Civil Consulting Invoices –
 - o On June 2, 2022 by Unanimous Consent via email Invoices #15485 – for 5% owner representation for a total cost of \$1,640.00 and #15516 for 3% owner representation for a total cost of \$984.00 were approved for payment.
 - o On June 23, 2022 by Unanimous Consent via email Invoice #15562 for 65% owner representation for a total cost of \$18,696.00 was approved for payment.

Manager's Action Item List: The Board reviewed the updated Action Item list; no action needed at this time.

Pending/Tabled Items:

- Parcel 8 – Driveway Sealcoating Project – This item was discussed at the top of the meeting with Tyler. There is no action needed at this time. The paving portion is complete. The Punch List walk is next.

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:

- Parcel 8 Homeowner thanked the Board for the new asphalt in the community.

Adjournment: There being no further business to discuss the meeting was adjourned at 8:26pm. The next meeting will be August 18, 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: _____