
Surprise Farms Community Association

PO Box 25466
Tempe, Arizona 85285
(480) 8203451

**BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
JANUARY 19, 2023**

Board Members Present: Renee Nelson, Dana Rosenbaum and Margaret Kogle
Board Members Absent: Daniel Monson and Pam Tufegdzc
Management Present: Peri Swenson, Maui Uhatafe - Kinney Management
Tony Santillan, Stillwater Landscape
Homeowner's Present: 6 Homeowners

Call to Order: 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 7:14 PM.

Minutes: A motion was made, seconded and carried unanimously to approve the November 17, 2022 meeting minutes.

Appointment of Board Members: Board of Director appointment of offices has been determined among the Board of Directors. A motion was made, seconded and carried unanimously that Renee Nelson will continue as Board President, Pam Tufegdzc as Vice President, Dana Rosenbaum as Treasurer, Margaret Kogle as Secretary and Daniel Monson as Board Member at large.

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

- Water has been turned off to all turf area. The rain has helped to conserve water to save costs.
- 303 quarterly cleaning has been completed.
- Tree Debris and Holiday ornaments have been removed.
- The water on Cotton Lane has been turned off as noted like turf above.
- The topic of Surprise Farms 2 (SF2) and the Right of Way was brought up. Water used for the landscaping on the west side of Cotton Lane has been paid by SF1. A solution is pending as SF2 did not reply to request for a new meter and controller for watering of the Right of Way they now want to maintain.
- A proposal for the back-flow repair at Parcel 8 will be sent to Maui.

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

- Upcoming CD Renewals – Parcel 8 CD expired and funds were transferred to the reserve account. The interest rate went up 4% with the funds. The master association CD was reinvested for 18 months at a 4% interest rate.
- A refund from APS was deposited due to overbilling and payment. Funds were deposited to misc. income so that the utility billing is not zero for the year.
- The compilation for 2022 was discussed. The last audit conducted was in 2016. The board stressed the importance of having this done. A motion was made, seconded and carried unanimously to change the 2022 year-end compilation to an audit and audits should be conducted every 3 years moving forward.

Invoice(s) for Approval:

- Stillwater Landscape –
 - o Invoice #23742 – A motion was made, seconded and carried unanimously to approve for a total cost of \$1,658.81 for irrigation repairs for the period of November 2022.
 - o Invoice #23836 – A motion was made, seconded and carried unanimously to approve for a total cost of \$1,277.70 for irrigation repairs for the period of December 2022.
 - o Invoice #24006 - A motion was made, seconded and carried unanimously to approve for a total cost of \$4,400 for 10 hardwood trees to be pruned.
 - o Invoice #24004 - A motion was made, seconded and carried unanimously to approve for a total cost of \$28,864.23 for 345 hardwood trees to be pruned.
 - o Invoice #24005 - A motion was made, seconded and carried unanimously to approve for a total cost of \$10,165.00 for 91 trees encroaching properties to be pruned.

Action Items List: Maui presented the item list with a brief explanation. Renee asked to bring items that were on previous lists from the months past and to include the details. List to be updated for the next meeting.

Pending/Tabled Items:

- Update on SF2 Right of Way – Follow-up letter to be sent as noted above in landscape notes.
- Reserve Study- Meeting with contractors for replacement schedule and costs.
- Surprise Farms Website- Community information only on website.

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- Parcel 8 – Driveway Maintenance Project – Peri and Maui spoke with Michael and Tyler/Frank Civil Contracting to review the 2 hammerheads holding water on Rimrock. The consultants suggested that a valley gutter would be the best option for drainage. The option of a Mini Mac (drywell) could be useful but ultimately the valley gutters would be the most economical option. Awaiting proposals. Renee asked if there are additional consulting fees, there are none.

New Business:

- Maui is planning to walk with HOA Playgrounds to determine the latest issues. Maui invited board members if available to join for their input.
- HOA Playground estimate #14988 – \$2,089.33 - A motion was made, seconded and carried unanimously for repairs for a Chain climber replacement and barrier panels at Parcel 4.
- A proposal for Sidewalk repair was reviewed for 3 areas in the Common Area Parks. The board had a question about the price difference. Maui explained that one vendor could not provide the fill in crack needed to repair, while the other 2 vendors were able to do so. A motion was made, seconded and carried unanimously for repairs for the sidewalk to be done by AZ Spruce.

Additional Items: None

Open Discussion:

- A homeowner had questions about a home that her parents had. Unfortunately, she had the wrong HOA. Maui gave her the correct HOA that she needed to speak to. - A update on the website would be very helpful.

Adjournment: There being no further business to discuss the meeting was adjourned at 8:23 PM. The next meeting will be Thursday, February 16, 2023 at 7pm via Zoom.

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

Maui Uhatafe
Kinney Management Services

BOARD REVIEWED AND APPROVED: _____