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# Surprise Farms Community Association

PO Box 25466  
Tempe, Arizona 85285  
(480) 8203451

## BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES APRIL 20, 2023

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

**Board Member Absent:** Daniel Monson

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

**Homeowner's Present:** 8 Homeowners

**Call to Order:** A quorum was established with four (4) 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 7:20 PM.

**Minutes:** A motion was made, seconded and carried unanimously to approve the March 16, 2023 meeting minutes.

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

- The water on Cotton Lane has been turned off due to rain from the past months. He confirmed that the Cage has been installed and coded to avoid issues with Surprise Farms 2.
- Tony gave a monthly update on general landscaping and plans for the Summer. He mentioned a proposal to trim the Weeds at Parcel 8. Once approved, he would get the crew to trim it that week.
- A homeowner suggested that the trees near the Windmill needed a trim. Tony assured it would get done.
- Tony mentioned a water leak near the hill and would address it the next day.
- A homeowner commented about no replacement for the bushes on 168<sup>th</sup> Ave and Rimrock. Tony assured he will look into it.

**Financial Report:** The February 2023 Financials were reviewed.

- Maui brought up that the CDs were at its limit and suggested to put in at another rate for a decent ROI. A homeowner suggested that he should into it more because of his financial

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background and a better understanding would be appreciated. Maui confirmed he would look into it with more clarity.

A motion was made, seconded and carried unanimously to accept as presented.

## Invoice(s) for Approval:

- Stillwater Landscape –
  - o Invoice #24548- A motion was made, seconded and carried unanimously to approve for a total cost of \$1,514.43 for Irrigation repairs for March.

**Action Items List, Pending/Tabled Items:** Maui presented the action item list along with the tabled items. Tony explained the SF2 right of way irrigation issue.

3 homeowners asked about a Marble stone, The supportive housing issue and an Audit. Maui said that he would contact HOA Playgrounds regarding the Marble Stone, the attorneys are aware of the situation and an Audit would be done at the end of June.

Parcel 8 driveways were discussed and Maui confirmed that the proposal will be ready by the next meeting.

Maui explained that HOA Playgrounds would be doing a yearly inspection and a plan to update the play areas would be ready soon after.

**New Business:** A proposal for removing weeds at Parcel 8 was discussed. The board felt that homeowners should be responsible for the maintenance of their yard, many homeowners agreed. Maui brought up that it's been an issue for quite some time and the response to these investors and property management companies have been minimal. The board denied the request to remove weeds, but suggested that the common area with end caps that have weeds should be removed. Maui said he will contact Tony about it.

**Additional Items:** None

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## Open Discussion:

- Homeowner spoke about the stepping stones that need to be addressed at the main playground. The basketball court resurfacing and the solar light timing being off. Maui said that HOA playgrounds is doing their yearly inspection and will confirm with them the issues that needed to be addressed. Maui confirmed that bids are out by the resurfacing of the courts and that the Solar lighting would be addressed.
- Homeowner wanted to know if the walls in Parcel 8 will be addressed. There are mismatch colors and holes on the walls. He also mentioned the weeds that needed trimming and said the homeowners are responsible for their weeds.
- Homeowner asked about his driveway extension request and why it has not been approved. A member of the design review committee mentioned that it needed to be resubmitted as a connection to the main driveway and not as 2 separate driveways. The homeowner said that he would do that and resubmit.
- Homeowner wanted to let the board and Kinney Management know that he has been disappointed with the services at Parcel 8. He mentioned that several tasks have not been complete. Tasks such as Weeds in the neighborhood, parking signs that had never been taken out, the Hammerhead flooding situation that he felt has been overpriced. He could understand why Parcel 8 homeowners were paying more than the rest of the Homeowners at Surprise Farms I. He stated that he was recording the meeting and wanted action take. Maui replied that the Weeds and parking signs would be taken care of and there is pending action on the Hammerheads. The board tried to explain the price difference of assessments between parcels. Maui said he would talk to the homeowner offline and have a walk around Parcel 8 with his concerns and issues. The homeowner agreed.

**Adjournment:** There being no further business to discuss the meeting was adjourned at 8:42 PM. The next meeting will be Thursday, May 18th, 2023 at 7pm via Zoom.

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

Maui Uhatafe

Kinney Management Services

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

APPROVED