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# Surprise Farms Community Association

PO Box 25466  
Tempe, Arizona 85285  
(480) 8203451

## BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES FEBRUARY 16, 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:** 3 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 7:31 PM.

**Minutes:** A motion was made, seconded and carried unanimously to approve the January 19, 2023 meeting minutes.

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

- Blowing of tree debris throughout the community
- Plants and trees trimmed along Surprise Loop and the Common areas
- Drains were cleaned and cleared
- The water on Cotton Lane has been turned off due to rain from the past month.
- Drywells were discussed briefly due to a proposal from Stormwater pros. Tony assured that once he receives the proposal from Maui, he will go with the crew to take a look.
- The topic of Surprise Farms 2 (SF2) and the Right of Way was brought up. When Tony checked the water had been turned on. The issue remains the same. Surprise Farms II is using the water that Surprise Farms I is paying for. Peri confirmed she has communicated with management from SF2. Renee asked Tony to lock the water meters. Tony said he would if that is ok with the board. Renee motioned to approve the locking of the water meter. The board seconded the motion.

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- A proposal for the back-flow repair at Parcel 8 will be reviewed later and as soon as it is approved, Tony will repair it this month.
- Renee brought up the Trash cans not being locked in Parcel 6. Tony assured it will be.

**Financial Report:** The December 2022 Financials were reviewed.

- Peri asked about the CDs set to mature next month. Renee asked if the CDs can be put into 18 months at 4%.

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

## **Invoice(s) for Approval:**

- Stillwater Landscape –
  - o Invoice #23758 – A motion was made, seconded and carried unanimously to approve for a total cost of \$1,335.00 to remove Willow Acacia.
  - o Invoice #23773 – A motion was made, seconded and carried unanimously to approve for a total cost of \$5,250.00 to install 168 square foot of hard plastic root barrier.
  - o Invoice #23058 - A motion was made, seconded and carried unanimously to approve for a total cost of \$802.64 for irrigation repairs in September.
  - o Invoice #24140 - A motion was made, seconded and carried unanimously to approve for a total cost of \$1,588.86 for irrigation repairs in January.
  - o Proposal #191-2023-01 - A motion was made, seconded and carried unanimously to approve for a total cost of \$2,242.00 to deliver and install a new backflow in Parcel 8 that is leaking.

**Action Items List:** Maui presented the item list with an updated backstory and history. The 2 items were the Parcel 8 Hammerhead driveways that needed repaired and the Surprise Farms Right of Way between SF1 and SF2. Renee added she would like the tabled items from the past to be included on the next action item list. Among those were an updated Paint palette, Signage at Parcel 8 and the website.

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## Pending/Tabled Items:

- Peri explained that the Parcel 8 driveways are still in discussion with the engineers and will have updates at the next meeting.
- Maui spoke with HOA Playgrounds about the future plans with equipment throughout the community. A proposal was found from last year (2022), but the costs will have to be updated. Maui will have an updated list with coverage, costs and dates at the next meeting.

## New Business:

- Surprise Farms Website- Maui contacted the webmaster regarding a cost to update the website. There is a minimum of \$500 to do so. He offered website examples of the work he done in the past and Maui put it on the chat. The websites were:
  - [www.villasatsavona.com](http://www.villasatsavona.com)
  - [www.tesorroatgrayhawk.com](http://www.tesorroatgrayhawk.com)
  - [www.arrowpointhoa.com](http://www.arrowpointhoa.com)

## Additional Items: None

## Open Discussion:

- Homeowner 1# spoke how great of a job management has done over the past several months and has seen the changes throughout the community especially in Parcel 8. Frank mentioned that the Hammerhead driveways need to be addressed as well as Wall repair in the future.
- Homeowner 2# updated the meeting about the websites Maui had mentioned and was not impressed. He mentioned that there could be a security issue and informed Maui that he should contact the webmaster about that. Andrew also mentioned that there are 3 work vehicles on 168<sup>th</sup> Avenue that are parked overnight. Maui is aware of the vehicles and asked Andrew who is responsible of the vehicles. Andrew replied that he will email Maui the address of who it belongs to.
- Homeowner 3# agreed with Frank and wanted to let those in the meeting how great management has done so far and a statute should be placed at the Main Park because of the work done.

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**Adjournment:** There being no further business to discuss the meeting was adjourned at 8:14 PM.  
The next meeting will be Thursday, March 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: \_\_\_\_\_

APPROVED