
Surprise Farms Community Association

PO Box 25466
Tempe, Arizona 85285
(480) 8203451

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES MARCH 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 February 19, 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 month.
- Drywells were discussed due to a proposal from Stormwater pros. Tony will have of the crew members that specializes in drywell retention to take a look at the proposal.
- The topic of Surprise Farms 2 (SF2) and the Right of Way was brought up. Surprise Farms II has been in contact with Tony to set up a meeting sometime in April regarding the situation. Tony will let Maui know about the meeting that way all parties will be in attendance.
- The board brought up that the Trash cans not being locked in Parcel 6. Tony assured it will be.
- A homeowner commented about no replacement for the bushes on 168th Ave and Rimrock. Tony assured he will look into it.
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- Tony will present a proposal to take care of weeds in Parcel 8. This is homeowner responsibility, but it is never taken care of. Tony said he could do it for a cost and will bring in a proposal.

Financial Report: The January 2023 Financials were reviewed.

- The board motioned to move the CDs into an 18-month renewal at a 4% return.

A motion was made, seconded and carried unanimously to accept as presented as well as the CD renewal.

Invoice(s) for Approval:

- Stillwater Landscape –
 - o Invoice #24195 – A motion was made, seconded and carried unanimously to approve for a Quarterly cleanup of sections 1-4 off the 303 retentions for a total cost of \$8,640.00.
 - o Invoice #24283 – A motion was made, seconded and carried unanimously to approve for irrigation repair dated February 1-15 for a total cost of \$1,722.00.
 - o Invoice #30035 - A motion was made, seconded and carried unanimously to approve for a total cost of \$760.98 for entrance barrier panels at PG4.

HOA Playgrounds –

- o Proposal #15321 - A motion was made, seconded and carried unanimously to approve for a total cost of \$2,033.87 for Structure repairs at PG4 near 168th Lane.

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 and the Drywell.

Parcel 8 driveways were discussed and the board asked for an update. Maui explained that the engineers would like the Board to move forward with the proposal of drywell installation. A motion was made, seconded and carried unanimously to approve the proposals from Frank Civil consulting.

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Maui explained that he is still waiting for HOA Playgrounds for a plan to update the play areas in and around the community. Last year, a plan was sent to the previous manager. The plan will be similar with updated prices.

New Business: Maui updated the homeowners in attendance regarding the supportive housing issue in Surprise Farms. Maui explained that Surprise Police is aware of the housing and the FBI is looking at it as well. Maui mentioned there was a TV news bit that he will share to the board and the homeowners.

Additional Items: None

Open Discussion:

- Homeowner spoke about the stepping stones that need to be addressed at the main playground. Maui will contact the vendor regarding this and to put this in the plan for the future.
- Homeowner wanted to know if the walls in Parcel 8 will be addressed. There are mismatch colors and holes on the walls. The homeowner invited Maui for a ride-along to review these issues. Maui agreed that he will set up a time and place to meet up.
- Homeowner asked about a recoat of the basketball court and to fix the light timing. Maui will get with the landscapers to inquire and to fix the timing issue.

Adjournment: There being no further business to discuss the meeting was adjourned at 7:46 PM. The next meeting will be Thursday, April 20, 2023 at 7pm via Zoom.

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

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Maui Uhatafe

Kinney Management Services

BOARD REVIEWED AND APPROVED: _____

APPROVED