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# Surprise Farms Community Association

PO Box 25466  
Tempe, Arizona 85285  
(480) 8203451

**BOARD OF DIRECTORS**  
**OPEN SESSION MEETING MINUTES**  
**August 24, 2023**

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

**Board Members Absent:** Daniel Monson

**Management Present:** Mike Swift- Kinney Management  
Tony Santillan- Stillwater Landscaping

**Homeowners Present:** **13**

**Call to Order:** A quorum was established with three (4) out of five (5) Board members present to hold an Open Session Meeting. The Open Session meeting held at Cimarron Springs Middle School. The session was called to order at 7:01 PM.

**Minutes:** A motion was made by Margaret, seconded by Dana, and carried unanimously to approve the June 15, 2023 meeting minutes.

**Rules of Conduct Policy:** Mike Swift introduced the Rules of Conduct policy, previously unanimously approved by the HOA Board members. A copy was provided to each of the residents in session, and posted to the website.

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

- Tony gave a monthly update on general landscaping and plans for the Summer.
- Tony addressed the heat-related issues in relation to the plants and trees in the community.
- Tony addressed trash cans continuing to be vandalized in the community.
- Overseed and irrigation breaks will be discussed next meeting.

**Financial Report:** The July financials were reviewed by Mike Swift. A motion was made, seconded and carried unanimously to accept as presented. In the future, the board does not need the full financials, only income statement and balance sheet.

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## Invoice(s) for Approval:

- Stillwater Landscape –
  - Invoice #25101- A motion was made, seconded, and carried unanimously to approve for a total cost of \$1,690.56 for June irrigation repairs.

**2022 Financial Audit:** Finalized and completed.

## Action Items List, Pending/Tabled Items:

Stormwater Pros-Drywell Work Update: Completed

HOA Playground- Several new Estimates: Swing structure was not replaced in case full playground structure replacement was approved. The board requested bids from two other vendors for September meeting.

**New Business:** City of Surprise Short Term Rental Ordinance: Mike Swift provided review of new legislation, explaining the procedure for licensure and fining owners who violate the ordinance

## Open Discussion:

- Homeowner spoke about rules for parking.
- Homeowner advised Tony Santillan about a cage on Marshal that is not locked in Parcel 5.
- A new homeowner had questions about pest control, pertaining to scorpions on the playground. A follow-up email was sent to the homeowner regarding that information per request.
- A homeowner addressed Parcel 8 parking issues, along with weeds, and wall paint.
- A homeowner questioned the completed playground repairs in the big park. It was later confirmed the repairs were completed.
- A homeowner remarked the May meeting minutes have not been posted to the website.
- A homeowner questioned the enforcement of the rules, and the balance of fines collected YTD.

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- A homeowner suggested the property generate newsletters to the website, and maintaining constant contact with the residents through email blasts.
- A homeowner requested more community events be held. The residents were encouraged to come to future meetings and share their ideas, and that the board was certainly open for more community events.

**Adjournment:** There being no further business to discuss the meeting was adjourned at 8:11 PM. The next meeting will be Thursday, September 21, 2023 at 7pm.

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

Mike Swift

Kinney Management Services

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