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# Surprise Farms Community Association

PO Box 25466  
Tempe, Arizona 85285  
(480) 8203451

## BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES November 16, 2023

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

**Board Members Absent:** Daniel Monson, Pam Tufegdzcic

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

**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 was meeting held at Cimarron Springs Middle School. The session was called to order at 7:05 PM.

**Minutes:** A motion was made by Margaret, seconded by Dana, and carried unanimously to approve.

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

- Water on all trees has been turned off.
- There are issues with the poly line irrigation needing to be replaced with PVC
- Currently irrigation timers in common areas are set for 10 minutes
- Sprinklers are turned off for rain
- There is a system called Weathermatic that automatically controls water vs weather.
- Park by parcel 6 grate was left uncovered and a child fell into a hole, uninjured.
- Side of cotton Ln Phase II is running off our water line for the past months. The controller is now locked. Mike to write letter to Surprise Farms II stating water will be shut off.

**Financial Report:** The October financials were reviewed by Mike Swift. There were high expenses due to tree trimming from storm damage. 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:

- HOA Playground–32194 \$1,944.73
- HOA Playground- 32036 \$3,674.40
- HOA Playground- 32101 \$2,033.86
- HOA Playground- 32034 \$1,466.98
- HOA Playground- 32256 1,466.97
- HOA Playground- 32035 \$1,944.74
- HOA Playground- 32193 \$1,034.27
- HOA Playground- 32103 \$798.40
- HOA Playground- 32195 \$3,674.40
- HOA Playground- 32104 \$5,250

Motion to approve invoices 1<sup>st</sup> Dana; 2<sup>nd</sup> Margaret

**New Business:** Playground vendor: Mike will be meeting on site with company Dave Bang to review playground projects.

Basketball Resurfacing Project. Vendor chosen. Board to choose colors. The board voiced concern over time it takes to dry. The acrylic actually dries very quickly and the contractor stays onsite until dry. Takes less than a week for completion. Renee requested to approve the project so the pricing will be locked in.

## Action Items List, Pending/Tabled Items:

Concrete Elite- Gabe walked SFA, will be submitting a proposal. Sidewalk panels are currently coming up, causing a trip hazard.

## Open Discussion:

- Motion to get pricing to raise up homeowner's common wall at 16656 N 170<sup>th</sup> Ln
- Homeowner question on why Parcel 8 is on its own budget.
- Discussion on the parking policy. Limit of 3 days for on-street parking
- Homeowner had a question about why Parcel 8 was changed from brick to asphalt. Bricks were a problem since the developer would not repair. Estimates on brick repair were over \$1,000,000. A committee was established, consisting of residents, who met with vendors and decided asphalt was the best solution.
- A homeowner asked what it would take for Parcel 8 to leave and establish its own HOA.
- A homeowner noted there was garbage sometimes found on the property.

**Adjournment:** There being no further business to discuss the meeting was adjourned at 8:05 PM. The next meeting will be Thursday, January 18, 2023 at 7pm.

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

Mike Swift

Kinney Management Services

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