
Surprise Farms Community Association

PO Box 25466
Tempe, Arizona 85285
(480) 8203451

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES October 17, 2024

Board Members Present: Margaret Kogle, Pam Tufegdzcic, Renee Nelson

Board Members Absent: Daniel Monson, Dana Rosenbaum

Management Present: Mike Swift- Kinney Management

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 meeting held at Cimarron Springs Middle School. There were three homeowners present. The session was called to order at 7:02 PM.

Minutes: A motion was made by Pam, seconded by Margaret, and carried unanimously to approve the meeting minutes from August 15, 2024.

Financial Report: September financials were reviewed by Mike Swift. For the master association, the current year-to-date variance is a positive \$25,329. For Parcel 8, the YTD variance is a negative \$1,083.37 due to water overages. A motion was made, seconded, and carried unanimously to accept as presented.

The 2025 budget was approved as presented, with no assessment increase in either the Master Association or the Parcel 8.

Invoice(s) for Approval:

- HOA Playground- rototill and sift sand at the playgrounds, \$5,250
- Stormwater Pros- culvert and drywell repairs and cleaning, \$18,125

Motion to approve invoices 1st Pam; 2nd Margaret

Proposal(s) for Review:

- Frank Civil Consulting- Seal Coating of the Parcel 8 T-Lots. Frank Civil supplied four estimates from different vendors for the project. Their recommendation was to proceed with Morgan Pavement, due to positive feedback from a recently completed job. Morgan Pavement also comes in the cheapest at \$15.195, \$5,000 less than what the cost estimated.

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- HOA Playground- Replacement vs Repair. This issue is pushed to the next month HOA Playground's proposals did not line up correctly.

New Business: None

Action Items List, Pending/Tabled Items:

- HB2298- For purposes of the required community vote, Pam would like to know what the percentage is between homeowners and renters. Mike will have more information at the next meeting.

Open Discussion:

- Homeowner Ruth had a question about a leak coming in through her fence. Mike stated he would contact the landscaper and have it remedied.
- Homeowner Cindy wanted to dispute a denied Architectural Submittal. Mike advised her to resubmit the request for approval.

Adjournment: There being no further business to discuss the meeting was adjourned at 7:35PM. The next meeting will be Thursday, November 21, 2024 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: _____