

SURPRISE FARMS COMMUNITY ASSOCIATION

P O Box 25466
Tempe, Arizona 85285
480-820-3451 phone 480-820-7441 fax

OPEN SESSION MEETING MINUTES

Monday, June 13, 2016
Palm Vista Baptist Church

BOARD MEMBERS PRESENT:

Renee Nelson
Dana Rosenbaum
Daniel Monson

Absent: Richard Brown
Absent: Margaret Kogle

MANAGEMENT PRESENT:

Bill Collier

- I. Ms. Nelson called the Open Session meeting to order at 6:58 PM.
- II. Review and approval of the Open Meeting Minutes dated May 9, 2016. A motion to approve the minutes was made by Ms. Rosenbaum, 2nd by Mr. Monson. Approval of motion was unanimous.
- III. Treasurers Report:
 - a) Review and acceptance of the Financial Statements dated April 30, 2016. A motion to accept the Financial Statements was made by Mr. Monson, 2nd by Ms. Rosenbaum. Approval of motion was unanimous
 - b) Invoice approval – Stillwater Landscape for April irrigation repair and one for root barrier installation at the NEC of 170th CT and W. Carmen Dr. A motion to approve the invoices was made by Ms. Rosenbaum, 2nd by Mr. Monson. Approval of motion was unanimous.
- IV. Old Business:
 - a) Stillwater Landscape Management – Progress review and Q&A session was started. The Board stated that the trimming on Greenway Rd and Cotton Ln both looked nice. The shrubs on Surprise Farms Loop will be trimmed next. Right now Surprise Farms Loop is getting the debris cleaned up before trimming starts. The large park on Cottonwood St had some brown areas which were caused by a water meter change out by Epcor. The meter was locked off for a period and water pressure dropped at the park when multiple stations ran for watering. This was resolved and the spots were dethatched and fertilized, and already look better. Leaking drip lines also came up for discussion and everyone agreed we will need to start replacing poly drip lines with PVC pipe lines soon. Rick also mentioned he thinks the 2 olive trees not doing well have a disease and he is checking on this.
 - b) The Stillwater tree trimming bids for priority I and II trimming was reviewed. Mike Gonfel and Rick Robinson presented the bid, maps and the service they will provide. The priority I trimming needs to be done now and the priority II trimming will be done in October or November. These two bids (I & II) only represent about 15% of the trees on the property. After they left the meeting, the Board discussed the proposals and requested two comparative bids be sought from other vendors. Mr. Collier will start the process.
 - c) The bid for landscape changes by Stillwater Landscaping to the retention basin in Parcel 7 on Saguaro Ln was reviewed. The Board revised the scope of work to try and simplify it by just designing borders and rock areas better to resolve the dirt areas where grass will not grow. The erosion problem also needs to be addressed, but in a cost effective way. Other bids will be solicited and presented when received.
 - d) Seal Coating Parcel 8 shared driveways has started with Ace Asphalt onsite today.

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V. New Business:

- a) The playground inspection report was reviewed. The Board requested we get at least two bids for repairs based on the inspection information.
- b) Vandalism occurred to a water line and valve box in the loop 303 open space area. This created a major water leak in an area out of sight and will affect our water budget this year. Mr. Collier is following up with the Police, insurance company, Attorney and the water company.
- c) Research about our fence/block wall options on Greenway Rd was discussed next. The city stated a complete length of block wall cannot be installed to replace the steel picket fence due to verbiage in the PAD documents. The City suggested a section of wall (10' to 12') be installed at each end of the steel picket fence to force the fence jumpers away from the homes at each end of the picket fence. Mr. Collier will get a bid to remove the steel plate on each end of the fence so there is nothing to act as a ladder to climb on next to the homes. The Board also discussed and decided to install 2 more signs for no trespassing and no fence jumping at each end of the steel picket fence at the Greenway Rd location.

VI. Tabled/Pending Business:

- a) Design Guideline updates – in process, Ms. Rosenbaum and Ms. Nelson will continue to review over the next month and discuss again at the next meeting. Mr. Collier will send the word document for the existing guidelines to them.

VII. Open Discussion:

- a) Homeowners and Board Members brought up various items for discussion. Vehicles in yards, sheds not approved for back yards and RV's and Trailers in the neighborhood were brought up. Also the plants by the school need trimming by the school district. Mr. Collier will gather information on the items brought up in the discussion and follow up on them.
- b) Parking near the school is still an open item at this time. Mr. Collier is working with the city on the issue.

VIII. Adjournment:

Ms. Nelson adjourned the Open Session meeting at 8:01 PM after a motion to adjourn was made by Mr. Monson and a 2nd by Ms. Rosenbaum, then a unanimous vote of the Board.

Minutes prepared and submitted by, Bill Collier

Minutes approved/date