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# Surprise Farms Community Association

PO Box 25466  
Tempe, Arizona 85285  
(480) 8203451

## BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES November 21, 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 twelve homeowners present. The session was called to order at 6:56 PM.

**Minutes:** A motion was made by Pam, seconded by Margaret, and carried unanimously to approve the meeting minutes from October 17, 2024.

**Landscape Update:** Tony Santillan with Stillwater Landscape Management, association landscape contractor, provided context on his role to care for landscaping throughout the property. Instructed homeowners to contact property management company with any service needs. Also presented a number of plant species for the Board to approve for common areas inside parcels off the main Surprise Farms Loop collector. Focus is to replace vegetation lost, due to extreme weather over past few years to keep up the overall ascetics of the community. Recommendations are drought resident. The Board provided Tony with the selection of desired plants that flower. Future tour with Tony desired to review common areas and landscape throughout property. A motion was made by Pam, seconded by Margaret to approve landscape plan.

**Financial Report:** October financials were reviewed by Mike Swift. For the master association, the current year-to-date variance is a positive \$33,869.35. For Parcel 8, the YTD variance is a negative \$2,985.63 due to water overages. A motion was made, seconded, and carried unanimously to accept as presented.

### Invoice(s) for Approval:

- ABD Signs & Printing – Parcel 8 trash container & recycle bin address custom stickers for compliance efforts, \$1,214.96
- Frank Civil Consulting – Parcel 8 private t-lot driveway seal coat project 50%, \$3,000

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

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## **New Business Proposal(s) for Review:**

- HOA Playground- Replacement vs Repair. The Board would like more information and updated bid. There was a discussion on the Board's desire to set up meeting with HOA Playground regarding service contract expectations and performance. As a result, the 2025 maintenance contract renewal has been postponed until service clarification and expectations are finalized.

## **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:**

- Community members presented a number of trash container visible concerns in response to aforementioned trash container sticker enforcement plan/invoice. One member asked if existing addresses on containers are sufficient and/or current identified numbers. Mike relayed that stickers main intent is to create efficient enforcement efforts with addresses on containers that are visible when touring, as not all containers have addresses visible. Mike also explained attempt to obtain existing container identification numbers to assigned lots from the City of Surprise; however, such request could not be fulfilled.
- Community member asked about water usage in relation to aforementioned landscape installation plan. Tony and the Board confirmed drought resistant vegetation has been selected as part of such plan.
- Community member commended Mike on all of the improvements in Parcel 8. This same member also asked about reactivating landscape architectural committee; however, the Board would like all service needs to funnel through Mike to avoid miscommunication on service needs, which occurred in past. Another community member agreed with the Board and explained his experience servicing on another Board and the confusion that can take place with vendors if there is not one designated party to serve as liaison.

**Adjournment:** There being no further business to discuss the meeting was adjourned at 7:39PM. The next meeting will be Thursday, January 16, 2025 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: \_\_\_\_\_