

Sunburst Farms East Inc.

Meeting Minutes July 21, 2025

All BOD in attendance except for Nate and Tom

Attendance of Property owners 46, 70, 278

Property owner questions

Property owner lot 46 inquired about irrigation service schedule and updates. Irrigation delays are sent via email and posted on website.

Wellsite Update

Donny provided an update on the wellsite upgrades and communication with Electrical contractor. Drawings need to be updated and submitted to APS and COP. Donny will have weekly communication with the electrical contractor and update the BOD.

Irrigation

Lot 117 will be reviewed after the next irrigation cycle to leaks

Lot 449 valve and riser is leaking; Greg will access and has approval to perform repair if under \$500 per the contract.

Greg and Robbie need to complete door hangers for any lot that has tall grass and weeds and suspend irrigation service. Jeff and Tony are to remind Greg of the process.

The BOD reviewed the scope again for the mainline repair on 52nd Street and contractor is Farsight Construction. The BOD has held on performing the extensive repair to coincide with the wellsite upgrades. The electrical upgrades at the wellsite are still a few months off and the BOD discussed the irrigation schedule and potential damage to the property owners block wall and water flowing into street. Nate made a motion to move forward with the repair and schedule the work and Marco 2nd. All BOD present approved.

Desiree will coordinate with Nate from Farsight and Greg to find the best scenario in the next few weeks to get the work completed. Desiree will notify the community via email and post on the website.

Secretary

Discussion that a workshop is needed for the BOD to meet and review Property Management proposals, Rules and Regulations and various scenarios for an assessment and/or dues increase.

Revised Rules and Regulations were provided to the BOD. Discussion took place about the information relating to Short-term, Long-term, Air BnB Vacation Rentals and Accessory Dwelling Units (ADU) it was decided to remove the outline and simply the information in this area of the R&R. Desiree will work on and send back out to the BOD prior to the workshop.

The BOD was provided with a proposal and information about Associated Property Management. The BOD elected to have a workshop and meet with the company representative. Desiree is working with

Oasis for an additional proposal and will provide the details to the BOD when the proposal is received. Desiree to schedule the workshop and meeting.

Treasurer/Accounting

Review of Financials motion made by Dave to approve and Donny 2nd, all BOD present approved.

Discussion relating to current Balance sheet relating to how two transactions are recorded #2100 and Suspense Tri City Difference. Lora and Desiree will work with Joe (CPA) to provide clarity.

Lora and Desiree have been in communication with CPA and are submitting the requested documents to complete SBFE taxes.

Discussion about an assessment vs dues increase. Donny asked for Assessment and dues history and a summary of the repairs and costs. Desiree will prepare the information and send it to Donny and Donny will prepare information for the workshop for the BOD to review and discuss.

New Business: N/A

The community needs to hold another meeting with the minutes documented for Neighborhood Services who will register SBFE as a community and assign a representative. The BOD needs to ask the community for volunteers if they would like to be part of the committee. Desiree to add in the next email communication and post on the website.

Old Business:

Well site shredding and well site clean-up.

Meeting adjourned

Next BOD meeting August 18th