

# **Sunburst Farms East Inc.**

## **Meeting Minutes August 25, 2025**

All BOD in attendance

Attendance of Property owners 70 and 139

### **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 for line leaks. Jeff and Tony to provide update at the next meeting

Jeff and Tony are to remind Greg of the irrigation process and need to Door hangers and documentation.

Discuss the need to have camera work performed on lot 128 cross over to 154 to determine extent of line cracks either on lot 127 or cross over line. Jeff and Tony to follow up with Greg and review the situation and provide information to the BOD.

### **Secretary**

Minutes for July, Nate made a motion to approve, 2<sup>nd</sup> by Donny. BOD approved

Waiting on Oasis Property Management proposal Desiree will continue to reach out to find companies that are familiar with irrigation. Associated property Mgt was notified that BOD is still reviewing proposals, and no decision has been made.

Neighborhood Services reviewed and board will continue to pursue the set up and quest for volunteers.

RFP for Irrigation Services needs to get started and Donny will review further as the Treasurer. Desiree to work on the RFP document and have draft for upcoming meetings.

### **Treasurer/Accounting**

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

Discussion about an assessment vs dues increase. BOD reviewed the month dues increases dating back to 2015. Last dues increase was 1/2023 \$110.00, 2017 - \$90.80, 2016 – 85.20, 2012 – 2016 there was no dues increase, and monthly dues stayed at \$82.90, 2011 – 75.35. SBFE has not had an increase of monthly dues for 2.7 years and nominal increases historically.

Assessment details from 7/2008-2015 were outlined and reviewed. There has not been an assessment since 2015. The last two assessments were in 2014 and 2015 for \$77,175.00 covering repairs for the pump and motor equipment and Standpipe #1.

The BOD continued discussion and review of financials presented by Donny outlining the options for a dues increase vs assessment based on the community's current situation with irrigation repairs. SBFE has \$49K in committed expenses consisting of the wellsite electrical upgrade \$24,700.00 and mainline repair \$25,210.00, pump motor repair \$12,560.00 plus \$10K contingency all pending condition of motor once pulled and any unforeseen costs relating to irrigation repairs for \$12K. Estimated \$85K in repairs.

SBFE dues and assessment increases have lagged in staying current with the increased costs to manage services and repairs for SBFE and establishing a capital reserve, in addition to the allowable increase per Arizona statute. The maximum the board can access for 2025 is \$132.00 for a monthly increase.

The BOD continued discussion and review of data and Nate made a motion to approve a monthly dues increase in the amount of \$20.00 per month bringing the new monthly dues to \$130.00 per month effective November 1, 2025. Tony 2<sup>nd</sup> the motion and all BOD approved.

Desiree will prepare the communication to the community to be sent via email and US mail and postings on the website. Reminders will be emailed and noted on the website for property owners to update their monthly payments.

**New Business:**

Discussion for the BOD to hold a workshop in September before the next BOD meeting to review the revisions to the Rules and Regulations. Date TBD.

**Old Business:**

Well site shredding and well site clean-up.

Meeting adjourned

Next BOD meeting September 15, 2025

BOD held Executive Session to discuss property owner collections.