

Sunburst Farms East Inc.

Meeting Minutes September 15, 2025

All BOD in attendance except for Tony

Attendance of Property owners 139, 144, 181, 183

Lot 144 asked the BOD what was happening with the bridle path maintenance and enforcement as they are having challenges with overgrown shrubs and trees on the west end of their bridle path. The BOD sent communication to the property owner to remove the overgrowth; however, the property owner has not cleared the area. The BOD let the property owner know that the R&R are under revision and will contain a fine policy for property owners who fail to maintain their areas.

Lot 183 wanted to make sure the BOD received his request to have an additional valve and riser added to their property. Desiree verified email address as the documents were sent. Desiree will send the agreement again tonight for the property owner to review and sign.

Lot 139 and 181 asked questions about the Neighborhood Services program and discussion took place. Both elected to volunteer to be on the committee.

Lot 181 discussed the ordinance 2-8-7.C, allowing Roosters on properties in SBFE. Currently the communities R&R state no roosters. Property owner stated that there are Rooster collars and other ways to prevent or curb roosters from crowing. The BOD will take the information under advisement and review the ordinance.

Wellsite Update

Donny provided an update relating to the electrical contractor AICo. They have submitted the documents required for the upgrade to APS and APS should have a reply within 2-3 weeks. Hopefully, all will be approved and then onto the next process with permitting and the upgrade.

The BOD discussed Weber's proposal for repairs to the pump motor. The work will entail a large crane to pull the motor. The motor will be hauled to Weber's facility to complete the repairs to the bearings and other. When the motor is returned to the wellsite, Weber will reinstall the motor and perform a system check. Jeff and Tony will coordinate with Greg to be onsite. Irrigation service will be suspended for approximately 5-8 business days. The BOD reviewed the irrigation service transition to the 3-week cycle for winter and will schedule the repair during the off week and cooler weather in November or December.

Irrigation

Farsight was onsite to perform the mainline repair. Nate excavated areas on the line to perform a visual to locate areas that had water leakage. Nate further reviewed the Standpipe gate and line tie into the Standpipe. During the evaluation it was determined that the main source of the irrigation leakage was coming from the installation of the line to the standpipe and the gate not holding water. SBFE had a new gate onsite and Nate installed the new gate, and repaired the tie into the Standpipe. During the next irrigation cycle Lot 160 will be monitored for leaking under the block wall.

The cost of the repair ended up being \$2,240.00, saving the community a substantial amount of money. The BOD all agreed that the partnership established with Nate from Farsight contributed to the honesty in his performance of this repair. Greg, Tony and Jeff were involved with the repair and oversaw the work being performed.

Lot 117 will be reviewed after the next irrigation cycle for line leaks. Jeff and Tony to provide update at the next meeting.

Lot 153 irrigation line leak

Lot 136 SW Riser repair

Lot 183 Cap Riser per property owner's request

Lot 128 at rear of lot need to have Farsight review repair that is needed.

Jeff and Tony are to remind Greg of the irrigation process and need to Door hangers and documentation. Greg still has not completed the sheets for each property noting valve and Riser locations and specifics to irrigate each lot. This needs to be completed before the end of the year.

Greg will be on vacation from October 4-11th

Secretary

Oasis Property Mgt company submitted a proposal, and the monthly rate was not within the scope the BOD was willing to review or approve. Desiree is working with a property management company that is familiar with irrigation and managing irrigation contractors. The proposal will be sent to the BOD once received for review and if there are additional questions we need answered. Proposal will be reviewed at the October BOD meeting.

Discussion took place to have a workshop October 13. TBD

Desiree will prepare the meeting minutes for the Neighborhood Service program and submit the requested information to the COP for review. SBFE should receive confirmation of set up within a few weeks.

Desiree will work on an updating the RFP for irrigation services for review at the October meeting. The RFP will be sent out to Greg and other recommended contractors.

Discussion took place relating to the R&R revisions and Desiree will update and resend an updated document to the BOD before the October meeting.

Treasurer/Accounting

Review of August Financials - Dave made a motion to approve the financials and Jeff 2nd all BOD approved.

Lora and Desiree are working with CPA to complete the taxes and review categories on the P&L and Balance Sheet.

Lora and Desiree will have a draft of the 2026 budget for the October meeting.

BOD worked together with assistance from a few property owners in stuffing envelopes for the communication going out to all property owners relating to the Dues increase and other information relating to the community. Desiree will also email the same information and post it on the website.

New Business: N/A

Old Business:

Well site shredding and well site clean-up.

Meeting adjourned

Next BOD meeting October 20, 2025

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