

Sunburst Farms East Inc.

Meeting Minutes October 22, 2025

All BOD in attendance except for Nate and Tom

Attendance of Property owners Lot 70, 210 and 452

Irrigation

- 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. This will be part of the proposal again for 2026-2027 services.
- Donny provided update on the Electrical upgrade, and all is going with and Alco and the City of Phoenix

Secretary

- Discussion about R&R and that BOD need to provide input into the revisions by November 9th.
- Royer associates attended the beginning of the meeting, and the BOD had open discussion about their proposal, operations, and knowledge regarding irrigation. They represent of 6,000 homes and are familiar with irrigation as one of the communities has a similar set up to SBFE. They are a small company family and friend owned. Concerns were discussed on the volume they had for financials as there was only one person managing the process and one main person managing the onsite services with an inhouse person. Cost \$22,480.00 annual \$1873.00. Many of their services were included, BOD to send further questions to Royer and the BOD will review and compare Royer and Associated at the next BOD meeting.
- Review and Discussion for Irrigation Service proposal for 2026-2027 with option to extend 2 years. Desiree will clean up the last proposal and send to Greg Luebkin for a request for RFP due back by 11/15/2025.
- Irrigation start-up discussed following rain ad wellsite repairs. Start 11/3-7 then complete on the 10th to finish 2 weeks. Motion made by Lora to accept irrigation start dates Marco 2nd All BOD approved.
- Discussion about Weber pulling the pump motor for repair on 12/12 and down until 12/22 then we start the holiday and no irrigation that week. Motion made by Dave to approve pump motor timeline and Tony 2nd. All BOD approved.

Treasurer/Accounting

- Review of September Financials – Donny made a motion to approve the financials and Dave 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.
- Donny presented updated on 2025 operation budget and status. Donny is working on 2026 budget and will present and the next meeting for review.

- Finances are available to cover the CAPX expenses relating to the motor and base of the electrical.

New Business: N/A

Old Business:

Well site shredding and well site clean-up.

Meeting adjourned.

Next BOD meeting November 18, 2025