Sunburst Farms East Inc.

Meeting Minutes December 2, 2025

All BOD in attendance

Attendance of Property owners Lot 139, 452, Lot 181

Irrigation

- Review and Discussion for Irrigation Service proposal received from H2O Works for 2026-2027 with option to extend 2 years. 2026 there is a 2% increase which is $108,435.55 annually, 2026 Cycle cost will be $5,7072027 there is no increase in 2027 and, 2028 there will be a 1% increase. Dave, Nate, Jeff, and Tony will meet with Greg to review expectations for 2026-2028 Irrigation Agreement. Desiree to update contract to include maintenance of wellsite; trimming oleanders and grass, hauling of trash and include as an addendum the Irrigation Service Guidelines.
- Weber is pulling the pump motor 12/12 and will remove the canopy. Donny is communicating with Weber during this repair.

Secretary

- October Meeting Minutes read. Motion made by Dave to approve October Minutes, Lora 2nd. All BOD approved
- Discussion about draft R&R revision date 102025. Motion made by Tom to approve R&R as discussed and noted in toning down the specifics on the City of Phoenix and Planning and Development details. BOD will refer to the City of Phoenix and all other Agencies and/or legal counsel should there be a situation with a property in SBFE that may have a potential violation, or the BOD needs legal direction and guidance. Nate 2nd. All BOD approved.
- Discussion and review of Royer property Mgt Agreement. BOD discussion and approval to add Irrigation Service Guidelines, SBFE retains saving account. Donny to work in conjunction with Royer Finance team and be main contact relating to finances. Motion made by Donny to execute the contract with Royer, 2nd by Nate Allo BOD except for Lora who abstained. Vote passed.

Treasurer/Accounting

- Review of October financials, Donny made a motion to approve the October financials and Dave 2nd All BOD approved.
- Review of November financials, Donny made a motion to approve the October financials and Dave 2nd All BOD approved.
- Lora and Desiree continue to work with CPA to complete the taxes and review categories on the P&L, Balance Sheet and prepaids for direction on journal entries.
- Donny presented 2026 operation budget and status. Donny discussed carrying 2025 budget details into 2026 and reevaluate in Q1 of 2026 when we receive the CPA recommendations for the 2024 and 2025 journal entries, BOD will evaluate expenses for the first quarter of 2026. Motion made by Dave to approve roll over of budget into 2026 evaluate in Q1 of 2026, 2nd Nate. All BOD approved.

New Business: N/A

Old Business:

Well site shredding and well site clean-up.

Meeting adjourned.

Next BOD meeting January 20, 2026