

January 14, 2018
Sunburst Farms East, Inc. Regular Board Meeting

Location: 5515 E. Pershing Ave at 7:06 pm.

BOD Attendees: Steve Hess, Jeff Hauke, Carol Smart, Desiree Marciniak, Tom Krauch, Marco Stoppa, Valerie Altgilbers. Lot Owner Carol Buffington

Irrigation/Bridle Paths: Jeff and Carol

- Carol Smart presented report and drawings from Engineer relating to SP # 6
- Repair Lot119 Look at Leak
- Lot 117 email original contractor about them performing the needed repair. – Desiree to contact them.
- Lot 139 Leak on line
- Lot 170 cross over cost \$1300.00
- Lot 117-104 Crossover repair
- Note Combine JMC/H@O Works cost for lot 170 and 117-104 to reduce cost on JMC and H2O Works since both are onsite and can do main dig and fill at same time. See what can be worked out. Jeff to follow-up with contractors.
- Well depth 1/18 – 379’ and on 12/5/16 it was 377.9’
- New wells in surrounding area will have no impact on SBFE according to AZ Water

Treasurers Report –

- November Treasures/Financial Reports presented by Judy Nowlin (Cactus Accounting). Tom Krauch made a motion to approve November reports, 2nd made by Carol Smart, All BOD present approved.
- December Treasures/Financial Reports presented by Judy Nowlin. Tom Krauch made a motion to approve December reports, 2nd by Valerie Altgilbers, All BOD present approved.
- BMO is paid in full.
- BOD Insurance Billings is straightened out, Desiree Marciniak review with CEO and clear up the miss-communication.
- SBFE has PAID –OFF the BMO Credit Line
- Lot 246, Desiree Marciniak will speak with Daughter and father passed away and SBFE will need Title Transfer or Power of Attorney to change Lot information.
- Lot 67 and 135 Lot was paid in Full and ahead, auto pay was mailing to 54th Street not 52nd caused late fees. Bank information was corrected. Desiree Marciniak made motion to waive fee, Carol Smart 2nd, All BOD Approved
- To Do – add R& procedure to add Bank Error relating to Late Fees, R&R Process for working with Rental homes and Tenants and SBFE communication and mailings
- Lot 249 Request to waive Late Fee, criteria were not met to waive but vote held Motion made by Tom Krauch Second by Valerie Altgilbers. BOD Declined, Desiree Marciniak, abstained from Vote
- Lot 59 Request to waive Late Fee, criteria were not met to waive but vote held Motion made by Tom Krauch Second by Marco Stoppa. BOD Declined, Desiree Marciniak abstained from Vote
- Lot 102 Discussion – Desiree and Judy to review

- Lot 75/221, Request made for consideration to change Owner to NWT from 10/2018-2019, due to personal circumstance. Motion made by Carol Smart to update the Owner Lot to NWT, second made by Tom Krauch, BOD Approved, Marco Stoppa abstained from vote.
- Joe Kennedy completed 2017 taxes, there are no fees to clear.
- Review of Section 7 Lots and who is a WT vs NWT., Review of what is owed by the Litigants relating to Dues and clarification of lot numbers. Review of Lot owners who have never paid dues and what is owned and next steps.
- Regular monthly legal payment presented by Judy Nowlin. Jim Sullivan to be paid \$2,000, Stephanie Wilson, \$500.00. Motion made by Jeff Hauke to pay Jim \$200.00 and Stephanie \$500, 2nd made by Tom Krauch, All BOD approved

Minutes

- Annual Meeting Meeting Minutes presented by Desiree Marciniak, Motion made by Tom Krauch to accept Annual Meeting Minutes as presented, second made by Jeff Hauke. All BOD present approved. (Valerie Altgilbers abstained as she was not present at Annual Mtg.)
- Letter going to the community do we name each of the litigants or continue to be to refer to them as Braden et al. Discussion, when the time comes, each litigant will be clearly named, for now reference will be Braden et al. motion made by Carol Smart to refer as Braden et al, Tom Krauch 2nd, BOD approved, two BOD abstained form vote.
- Retainer fee and paperwork will be provided to SBFE for the Appeal from Jim Sullivan. Steve Hess as President will sign the new retainer and billing information will be provided to Judy Nowlin within the week.
- Board Candidate forms for 2019 BOD open positions, were received by Valerie Altgilbers, Tom Krauch and Marco Stoppa, no others were received. Community was asked via email several times and US mail to send in a form if they are interested.
Tom, Val and Marco left the meeting area and discussion was held by the remaining Board members. The remaining Board members held the following vote

Vote to have Valerie Altgilbers to come on the Board, 1st by Jeff Hauke, 2nd by Steve Hess, Board approved

Vote to have Tom Krauch to come on the Board, 1st by Jeff Hauke, 2nd by Steve Hess, Board approved.

Vote to have Marco Stoppa to come on the Board, 1st Steve Hess, 2nd Jeff Hauke, Board approved

Board agreed that -

Steve Hess will remain as President

Jeff Hauke as VP

Desiree Marciniak as Secretary and interim Treasurer

- Discussion if Jim Sullivan can be SBFE Statutory Agent vs Stephanie Wilson – Desiree will inquire.
- Corporation Paperwork will be updated by Desiree Marciniak.

Legal

- N/A .Documents are on the Website www.sbfefhome.com relating to Legal
- Desiree Marciniak to speak with Jim Sullivan about BOD Insurance and representation

New and Old Business – reviewed and will set up some timelines to complete

