

June 15, 2020
Sunburst Farms East, Inc. Regular Board Meeting

Location: 5315 E. Emile Zola Ave at 7:00 pm **BOD Attendees:** All Board Members in attendance with the exception of Valerie Altgilbers, Lot Owner's in attendance None

Meeting Minutes

- November 18, 2018 meeting minutes presented by Desiree Marciniak. Steve Hess made a motion to accept the minutes with noted grammar corrections, Tom Krauch 2nd. All BOD present approved
- January 14, 2020 (Annual Meeting Minutes for 2019 year) presented by Desiree Marciniak. Steve Hess made a motion to accept the minutes with corrections, Carol Smart 2nd. All BOD approved.
- January 20, 2020 meeting minutes presented by Desiree Marciniak. Tom Krauch made a motion to accept the minutes with corrections, Carol Smart 2nd. All BOD present approved.

Irrigation/Bridle Paths: Jeff and Carol

- Signage for entrance to Bridle Paths will send proof to BOD for approval
- Lot 250 irrigation line repair needed. Need to verify location of the wall to where the irrigation line is and determine access, removal of wall if needed and discussion with Lot owner to perform work. Jeff to get more details and send information to the BOD.
- Lot 169 East line from Standpipe has been replaced
- Wellsite wood fencing to be stained/water sealed, tarp purchased to cover/protect PVC pipe that is used for irrigation repairs.
- Lot 90 new Lot owners will remove palm debris from bridle path area and put out for Bulk trash
- Lot 97 send a thank you letter to BOD to express their appreciation for Greg Luebkin and the irrigation staff.

Treasurers Report –

- Lot 51 new owner transfer documents not received by SBFE. SBFE is unable to proceed with billing and communication without documentation. Bookkeeping and legal counsel to follow-up.
- Treasurers Reports dated January, February, March, April and May 2020 were presented by Judy Nowlin. Motion made by Desiree Marciniak to approve all Treasurer Reports as presented and Tom Krauch 2nd. All BOD present approved.
- Lot 264, review of account and letter sent by Lot owner. Desiree will respond to Lot owner and send details to legal counsel.
- Discussion about legal invoices and review. Judy will now have the legal invoices emailed to Jeff Hauke, Steve Hess and Desiree Marciniak prior to Regular BOD meetings so a review can take place and then discussion if needed at the board meeting.
- Steve Hess to speak with legal counsel about current billing and inform the BOD at the next meeting.
- Regular monthly payment to Jim Sullivan reviewed and there is an addition of \$295.10 for filing motions with the Supreme Court. Legal payment for June will be \$4500.00 plus the \$295.00 – total \$4795.00. Tom Krauch made a motion to add the \$295.00 to regular monthly legal payment for a total of \$4795.00 and Marco Stoppa 2nd. All BOD present approved.

- Cactus accounting present a review of current proposal for 2020 and formally requested and increase due (\$400.00/mo.) to new monthly billings of all lots, legal billing and other added services to maintain lot accounts and expenses for SBFE. Monthly accounting fee would be \$1300.00/month. Discussion and questions asked of Judy. Motion made by Steve Hess to approve additional monthly billing fee and new monthly total for accounting services is \$1300.00/month, Tom Krauch 2nd. All BOD present approved.
- Rush fees for preparing and submitting paperwork for home sales was discussed. SBFE would add \$125.00 to fee schedule for any home sale requesting Rush service. Marco Stoppa made a motion to approve the Rush service fee for home sales and 2nd by Tom Krauch. All BOD present approved.
- Discussion of charging a standard Administrative fee for home sales in the amount of \$150.00 this will be in addition to the \$400.00 Disclosure Fee charged currently. Tom Krauch made a motion to approve the \$150.00 Admin. Fee and 2nd by Marco Stoppa. All BOD present approved.

Legal

- Appellate court ruled (dated April 24, 2020) in favor of the Braden et al that the 2007 Governing documents for SBFE are in valid. SBFE BOD met with Legal counsel in Executive Session following the ruling and reviewed the motion and recommendations from legal counsel Jim Sullivan and Stephanie Wilson. A decision was made to take the next step and file a motion with the Supreme Court. SBFE is hopeful that the Supreme Court will accept the motions, review and provide a decision that supports SBFE 2007 Governing documents to be valid in Section 2, 3 and 4. SBFE Motion was filed May 26, 2020.

Old Business –

- New A/C Window unit to be installed in the next few months and completion of side room to complete building storage.

Meeting Closed at 8:20 pm