

**April 19, 2021**  
**Sunburst Farms East, Inc. Regular Board Meeting**

**Location:** 5315 E. Emile Zola Ave, (outside Patio) at 7:00 pm **BOD Attendees:** All Board Members in attendance except for Tom Krauch. Home owner Weston Brown Lot 123

**Secretary/President/ VP**

- Board Candidate Form received from homeowner Weston Brown. Introductions made and discussion about volunteering on the Board of Directors. Motion was made by Marco Stoppa to vote Weston Brown onto the BOD filling one of the open positions. Steve Hess 2<sup>nd</sup>. All BOD in attached approved.
- March 9, 2021 meeting minutes presented, and motion made by Carol Smart to approve as read and Marco Stoppa 2<sup>nd</sup>. All BOD present approved.
- Discussion about Bylaws and Rules and Regulations and why they need to be updated and presented to the Community to vote on the Bylaws. Process will be for the BOD to review the drafts and assist in preparing the final document. Legal Counsel Stephanie Wilson will review and advise. Once approved we will begin the mailings and notifications to the Community about the vote that needs to take place for the communities Bylaws and what the operational Rules and Regulations are. Post card mailers, emails, mailers, etc. will be used. Timeframe, 10 days from mailing of Ballot vote. BOD hoping to be ready by the beginning of Q4 as summer will be over, homeowners not traveling for the summer.
- Discussion about Cox and quote – in line with prior BOD discussion, Desiree will move forward with installation for the DVR and cameras for the Wellsite.
- Water Resource annual report was filed, and fees were \$2827.50.
- Status of NWT letters and return responses. Spread sheet reviewed. For lot owners we did not receive a response from we sent email letters (2<sup>nd</sup> notification along with forms) those that we did not have emails for were send a second letter and form via US Mail. The BOD will review status at the next meeting.

**Treasurer**

- February 2021 Financials present by Judy Nowling. Motion made by Marco Stoppa to approve as read and Carol Smart 2<sup>nd</sup>, All BOD present approved.
- March 2021 Financials present by Judy Nowlin. Motion made by Steve Hess to approve as read and Marco Stoppa 2<sup>nd</sup>. ALL BOD present approved.
- Review of monthly legal payment, Carol Smart made a motion to pay Jim Sullivan \$1,500.00 for April and Wes Brown 2<sup>nd</sup>. All BOD in attendance approved.
- Letter to be sent to Jim Sullivan following BOD meeting and discussion.

**Irrigation and Bridle Paths**

- 2 risers repairs during the past month.
- Standpipe Gate repair performed, and Greg Luebkin will provide a repair list to the BOD for preventative maintenance and needed repairs for the Standpipe gates.
- Homeowners who have received 4 letters for not maintaining their portion of the Bridle paths will be billed via a sliding scale. Process to begin after the next BOD meeting.

- Jeff to speak with Greg about his proposal for bill rate. Desiree will contact prior Landscaper to acquire hourly rate to complete sliding scale.
- Lot 454 letter needed to clear sand and other that was placed on the Bridle paths by their hired contractors.
- Lot 127/128 Overgrown Bamboo on Bridle Path send email.
- February 8, 2021 BOD Minutes presented. Motion made by Steve Hess to approve with correction and Tom Krauch 2<sup>nd</sup>. All BOD in attendance approved.
- Discussion, documentation, photos, recordings, and reports filed relating to the Cox trench repairs on the bridle path between 52<sup>nd</sup> Street and 54<sup>th</sup> Street and Pershing and Emile Zola.
- Email/and or lot owners to be contacted relating to Dust. Discussion held.
- Reminder to Greg Leubkin not to irrigate lots with tall grass and weeds, please the lot on notice with a Door Hanger, text a copy top Desiree for SBFE records and follow-up.

**Old Business –**

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

Regular Meeting Closed at 8:00 pm

BOD held Executive Session start 8:05pm and end 8:45 pm