

SBFE Board Meeting Minutes April 25, 2022

All Board Members in attendance. Lot 44 owner in attendance.

Meeting Minutes

- March 21, 2022, Meeting Minutes presented by Desiree Marciniak. Tom Kruach made a motion to approve, 2nd by Valerie Altigilbers, All BOD present approved.
- Received a letter from a lot owner regarding Vacation Rentals and AirBnB in the community. Desiree will respond to the lot owner and provide the City of Phoenix policy and procedures and the CC&R guidelines for the community.
- Desiree will contact Stephanie to arrange a workshop date to review and complete the Bylaws and R&R for the community. Looking at a date in July.
- Received a business card from a lot owner relating to his new irrigation service, Desiree will respond to the lot owner.
- Lot on Sweetwater, owner passed away, Desiree to work with family to get an updated Deed so we can update the SBFE account.
- Lot 44 owner David Rogers expressed interest in joining the BOD and he has attended meetings since last year. He serves on another BOD and is very knowledgeable about BOD functions and wants to assist the community with what he can. A motion was made by Tom Krauch to elect Mr. Rogers on to the Board and a 2nd was made by Marco Stoppa. All BOD present approved. Welcome Mr. Rogers to the SBFE BOD.
- Desiree will work on the Corporation Commission update, Confidential forms and Irrigation Binders to present at the next BOD meeting.

Treasurers Report and other relating finance

March Treasurer report presented by Judy Nowlin, motion made by Tom Krauch to approve, 2nd by Steve Hess. All BOD in attendance passed.

Irrigation

- Review of repairs needed for Lot 57, removal of trees to be paid for by Lot owner.
- Lot 154 Line leak, Bid received for \$750 to remove the large stump by JMC and Greg with H2OWorks to finalize bid and submit for repair work
- Two-week cycle begins April 27, 2022
- Norm with JMC to provide a bid to haul out concrete and other debris from wellsite.
- Lot 250, discussion of the proximity of the block wall to the irrigation line. Discussion about the height of the Bridle path behind lot 250 and the deep trench that is now there following the lot owner building the block wall. Jeff to obtain a bid from Norm with JMS and Hennigan Excavating on excavating the bridle path from lot 249 to 250 to grade the path to have path lowered to cover the trench behind lot 250. Over the years the dirt has been piled up and the path is higher than what should be there.
- Jeff to talk with Greg from H2O Works about the invoice presented for the pipe removal on lot 250.
- Jeff presented Greg with H2OWorkds invoice for additional fees relating to gas. The BOD discussed and tabled, and Jeff will discuss with Greg further.

- Desiree sending a request to Greg with H2Oworks for a formal proposal for 2034-24 with an option for an additional year 2025 for Irrigation Service. Greg to have submitted by July 20, 2022.
 - Greg had a sample riser cover made on the back of Lot 101 to secure the riser area as it is on the easement side of the bridle path. BOD to review further and Desiree will get an updated quote and the number of homes that need this completed and present at the next BOD meeting.
- Meeting Closed at, motion made by Carol Smart, 2nd by Steve Hess.