

## SBFE Board Meeting Minutes March 21, 2022

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

### Meeting Minutes

Annual meeting minutes presented, motion made by Steve Hess to approve minutes as read, 2<sup>nd</sup> by Tom Krauch. Motion approved by all BOD in attendance.

- Discussion relating to draft of Rules and Regulations and Bylaws. Workshop to be scheduled to review and provide critique to Stephanie. Goal to send out to Lot owners in Q3 for a vote.
- Review of the documents that are necessary to send to Title companies and buyers. Judy and Desiree to work on updates and letter to present at time of request from Title company regarding lot sales. Judy reviewed all the forms that are needed to accompany to remain consistent and within the AZ Statutes.
- Discussion regarding the fee SBFE charges for Disclosure preparation for lot sales. The Board can raise the fee by 10% annually. Motion made by Valerie Altgilbers to increase the current \$400.00 fee by 10%, Steve Hess 2<sup>nd</sup>. All BOD in attendance passed.
- Lots will receive letters of violations following Bulk trash and SBFE will begin charging lot owners for failure to clear the violation.
- Board of Director terms reviewed, and motion made by Steve Hess to have expiring terms renewed until 2023, 2<sup>nd</sup> Tom Krauch. All BOD in attendance passed. Desiree will update the AZ Corporation website and update the BOD Term tracking list.

### Treasurers Report and other relating finance

Decembers Treasurer report presented by Judy Nowlin, motion made by Tom Krauch to approve, 2<sup>nd</sup> by Steve Hess. All BOD in attendance passed.

January Treasurer report presented by Judy Nowlin, motion made by Valerie Altgilbers, 2<sup>nd</sup> by Tom Krauch. All BOD in attendance passed.

February Treasurer report presented by Judy Nowlin, motion made by Tom Krauch, 2<sup>nd</sup> by Steve Hess. All BOD in attendance passed.

- Discussion about Fullerform inventory of irrigation supplies at the wellsite and Greg to indicate on invoices what we have as stock or what was used for recent repairs.
- New EIN number, SBFE was provided a new EIN number due to the Bankruptcy filings during the litigation. CPA has current information and IRS filings will now reference this new number.
- Desiree will be going to Chase bank to become a signer on the account in addition, she will speak with the Chase about fees we are charged monthly. With our account balance we should not be paying fees.
- Debit Card came in for Jeff Hauke. Both Carol Smart and Jeff Hauke have debit cards in their procession to eb used for purchases for SBFE. Desiree will send them the signature form acknowledge receipt of the debit cards.
- Lot 222 requesting the \$15.21 be waived in late fees, motion made by Steve Hess to approve, Tom Krauch 2<sup>nd</sup>, All BOD present approved.

- Cactus accounting request for review of fees paid for services. Additional work with litigation payments, Disclosures and SBFE tracking or irrigation repairs, no increase for the last 4 years. BOD will go into Executive session to discuss further.
- Judy Nolwin requested that SBFE increase deposit from Checking to savings from \$2000.00 to \$3000.00. She will transfer \$1500 every two weeks.

### **Irrigation**

- Review of repairs needed for Lot 57, removal of trees to be paid for by Lot owner. Jeff Hauke to get a rebid from Greg Luebkin and Norm. Jeff Hauke will work with Greg to get repair scheduled before the 2-week cycle begins.
- Lot 250 discussion regarding extensive repair to irrigation line at the back of Lot 250. Lot owners block wall has caused issues with prior repairs, and now that owner is replacing the block wall SBFE is able to proceed with complete repair. Lot owner will be sent a letter following the completion of the repairs, as to the location of the new wall and proximity to the area needed to repair the irrigation line in the future should it be needed.
- Marco Stoppa is to inquire about the cost of quarter minus to be used in the Bridle path grading planned for May and bring the information to the next BOD meeting.
- H2OWorks agreement – SBFE needs to send Owner Greg Luebkin a renewal request for 2023-2024.

Meeting Closed at, motion made by Carol Smart, 2<sup>nd</sup> by Steve Hess.

BOD remained and Lot 44 lot owner and Judy Nowlin were excused so the BOD could go into Executive Session to discuss Cactus Accounting service fee increase.