

Sunburst Farms East Inc.

Meeting Minutes June 26, 2023

All BOD in attendance except for Carol Smart

Lot Owners present: n/a

Secretary

May Meeting minutes presented. Motion made by Lora Erickson with typo correction to approve the minutes as read and Tom Krauch 2nd. All BOD present approved

Email to be sent to Greg to handle dirt wash out on Standpipe and fill and compact areas as this was caused by the SP overflowing.

Email review by Lot 426 relating to Bridle Path cleaning and charge.

Dave Rogers met with Service 1 relating to a Property Management. Discussed ala carte options and HOA study to be performed. SBFE to comply a list of the service we would like to review and bid on.

Dave to arrange a meeting with the company so Lora and Desiree can attend and review further.

Discussion relating to updates and clarification to the R&R relating to Bridle paths, and other. BOD agreed that a fine schedule is needed and to be defined in the R&Rs and an update sent o the property overs. \$100 per month to be charged to the property owner not in compliance until it reaches \$500.00 plus the cost to perform the work to clear the infraction, Section 2 would receive a lien notice and Sections 3, 4 and 7 would then be sent to Collections.

Lora and Desiree to structure the verbiage for the fine schedule and present at the next meeting for approval.

Section 2 letters to all property owners relating to Section 2 is mandatory and all property owners pay the same fee regardless of if they participate in irrigation service. 5 properties are to be sent separate letter noting payment structure and date to bring accounts current.

Finance

Treasurers Report was presented by Judy Nowlin May and June. Motion made by Marco Stoppa to approve as read and Tom Krauch 2nd, ALL BOD present approved.

Invoice from H2O Works # 1871 for \$1636.25for well site work reviewed, and motion made by Marco Stoppa to approve and 2nd by Tom Kracho all BOD present approved.

There was a banking error and a check deposited but it was not for SBFE. Judy made the correction, so it was not in the records.

Brindle path paths for last clean up we only have 6 homes remaining to collect from.

Still working on the last few Membership Forms

Collection letters sent to Lot 84, will go into a lien in a few weeks.

Lot 149 paid in full.

Lot 263, Promissory Note presented to the BOD, financial hardship. Dave Rogers made a motion to accept the terms of the Promissory Note and Tom Krauch 2nd. All BOD present approved

Contribution letters and correction to these property owners that they cannot be members of the Corporation as a "Contributor" Desire to complete.

Irrigation and Bridle Paths

Dave reviewed quote for concrete work at the wellsite entrance and it is around \$3000.00 to remove existing, rebar and pour. Includes haul out. Dave will request formal quote for next meeting.

Lot 127/128 camera work performed 6/27, Greg to review and provide a quote to complete the work and the property owner contacted.

Lot 153 review of proposals and discussion following onsite review for tree removal and work to be performed. Desiree to send letter to property owner to schedule work.

Old Business

Membership and Irrigation Election form. Desiree to work on forms for Disclosures.

Property Manager vs the BOD facilitating the operations of the community.

File shredding and wellsite clean up

New Business:

Meeting Closed at 9:00