

Sunburst Farms East Inc.

Meeting Minutes August 28, 2023

All BOD in attendance except for Jeff Hauke

Lot Owners Lot 181

**Secretary**

June 24 Meeting minutes presented. Motion made by Valerie, 2<sup>nd</sup> by Lora. All BOD present approved with noted typo corrections.

Lora reviewed the Rules and Regulations relating to fines for Bridle Path clean up, parking, and other infractions. Fines start at \$100.00 after courtesy letter and go to \$500.00 then proceed to collections/mediation.

Letter to be drafted to the community regarding the update to the R&R along with copies of the specific areas with corrections/updates. Motion Made by Tom to approve Fine schedule, update to the R&R and Letter to the community, 2<sup>nd</sup> Marco, All BOD present approved

Noted Lot 181 comments and concern relating to the verbiage in the R&R relating to the Summer/Winter Cycle Start time.

Section 2 letters sent to all property owners and billing is up to date and compliant with the CC&R's.

Embassy Suites is providing reimbursement for Room rental, so we are now looking for space. Dave Rogers will contact school on Thunderbird and 54<sup>th</sup> Street.

Discussion about Capital Reserve – Desiree to reach out to Sunburst Farms West to see if they will share or talk with us about their program.

Discussion about raising Monthly Fee – tabled until next meeting until the Statute can be reviewed.

**Finance**

Treasurers Report for July was presented by Judy Nowlin. Motion made by Valerie to approve as read and Carol 2<sup>nd</sup>, ALL BOD present approved.

No email correspondence from property owners to discuss.

Promissory Note to Lot 263, late fees explained to the property owner how these are applied and then removed after the account is brought current.

Desiree to send letters/emails to property owners who still have not submitted a Membership form and letter to explain the reasoning behind having property owners' elections and contact information.

**Irrigation and Bridle Paths**

Desiree reviewed the permit status for the pump and well electrical repairs. Files created and an account with the COP for future needs for permits.

Greg requested to irrigation around the clock once the system is up and discussion took place about property owners not wanting people on their properties in the middle of the night. Desiree will send community email out letting them know the catch-up schedule will be H2O Works working from 3 am to 10 pm. Desiree will inform Greg of same.

Discussion about Lot 153 and contacting the property owner to schedule the repair. Desiree will handle the correspondence and communication with Greg with H2OWorks and Nate from Farsight.

Received email from tenant Lot 462 requesting irrigation. Lot is full of wood chip and not set up to receive irrigation. Desiree will ask Greg to review lot berms and draining. Desiree will correspond with the property owner.

### **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 8:15

BOD went into EC Meeting