

SUNBURST FARMS EAST, INC.

13634 North 52nd Street

Scottsdale, AZ 85254

602.996.5796 www.sbfhome.com

BOD Meeting Agenda

Time: 7:00 pm

Location: Desert Shadows Elementary School, 5902 E. Sweetwater Ave, in the Media Room. Far East side of the school

When: March 25, 2024

Community Members Concerns or Comments: Community members of SBFE are encouraged to participate in matters. In order to facilitate communications during open board meetings, a time has been set for members to present information or comments to the members of the board. There will be a 2.5 minute per member limit to discuss SBFE matters. Members requesting to speak to the board may do so on items that are on the agenda or non-agenda items. The BOD will listen and take into consideration the information presented but are not required to take action or respond to questions or make comments on the issues during this time. If an item is not on the agenda, it may be addressed later in the meeting under new business. If the matter requires immediate action, the BOD will again open the floor to discussion for that item only. We encourage all homeowners to participate.

Attendance Verification: Desiree Marciniak

President Dave Rogers will facilitate the meeting

Secretary

- Annual Meeting Minutes
- Homeowner Correspondence
- Damage to Hawk Traffic Light by large truck that was on the Bridle Path

Treasurer Report/Bookkeeping

- Treasurer Report presented by Judy
- Review of Operating Budget
- Homeowner letters, emails and other
- Status of Credit Card and Signers at Chase Bank
- Property update on Lien submitted

Irrigation/Bridle Path

- Section 7 Repair update
- Wellsite Electrical Panel update – Dave to update everyone.
- Bridle Path additional ¼ minus needed. Discuss bill back property in Section 3 for Bridle Path condition relating to lot work
- Review and other irrigation repairs

- Schedule meeting with Greg Leubkin to review procedures relating to irrigation service and repairs.

Legal

- Update on letter sent to property owner in Section 7 relating to property structure in back and concerns as to what the intended use is for the property.

New Business

- Discuss Vacation Rentals, AirBnB
- Review updates to R&R and vote relating to Property use, fees, roosters and other.
- Discuss property in Section 3 for nonpayment for irrigation repair and property owners' response. Review next steps to collect.
- Discuss COP permits for construction in community.

Old Business

- Schedule Shredding
- Property Management update
- Capital Reserve Plan

SBFE BOD will hold an executive session following the meeting – legal business to review.