

Sunburst Farms East Inc.

Annual Meeting Minutes February 20, 2024

All BOD in attendance except for Valerie Altgibers

Low Owners in attendance signed in and attached to Meeting Notes

Secretary

- Property owners welcome
- Discussion relating to the BOD reviewing opportunities with Property Management companies and further clarification as to what the BOD meant by a highbred. BOD is looking for an entity to assist with the day-to-day operations and management of the irrigation contractors and the BOD will still hold meetings to review quotes, finances, and voting.
- Discussion as to why it was needed to bring in a Property Manager as the BOD is a volunteer Board and SBFE needs to move forward from a self-managed entity.
- New property owners asked for details relating to fees and Sections. Property owners in Section 2 are mandatory, section 3,4 and 7 property owners pay fees if they take irrigation services. Brief review of lawsuit, outcome and why the 2007 amended CC&R's work charging all property owners their fair share. We have 10 properties who voluntarily pay a Contribution fee to assist the community in managing the bridle paths and infrastructure.

Finance

- .2024 Operating Budge, P&L and Balance sheet – was presented, and no discussion as no homeowners had questions.

Irrigation and Bridle Paths

- Section 7 irrigation line repair was presented, and the steps the BOD have taken to make the best decision relating to the repair after reviewing proposals and film.
- Well-site electrical panel situation presented by Dave Roger and the urgent need to get APS and the COP aligned to get the panel ordered. Lead-time is 9 months to a year for a new updated 600 amp panel.

Property owners in attendance and the BOD continued open and candid and open discussion about the community, operations, and irrigation/bridle path infrastructure.

Great attendance and conversation.

Meeting Closed

BOD went into Executive Session to align new officers for 2024-2025 and legal.

Updated BOD for 2024

