

## SUNBURST FARMS EAST INC

### Board of Directors Meeting Agenda

November 18, 2024 at 7:00 pm

**Location:** Desert Shadows Elementary School in the Media Center - 5858 E Sweetwater Ave, Scottsdale, AZ 85254

Community Members Concerns or Comments: Community members of SBFE are encouraged to participate in Community matters. 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 time allotted for members to discuss SBFE matters. Members requesting to speak with the Board may do so on items that may be on the Agenda or Non-Agenda items. The Board will listen and take into consideration the information presented but are not required to act or respond to questions nor 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 Board will again open the floor for discussion for that item only. Agenda subject to change.

***Regular BOD meeting will be held then the BOD will go into Executive session***

Attendance: Desiree

#### **Secretary**

- Homeowners Concerns, Lot owners in attendance come forward to discuss concerns or other issues.
- Minutes sent to BOD for email approve via email vote to BOD. Once Minutes are approved, they will be posted on the Website.
- Review of Delinquent Accounts and issues with properties in Executive Session
- Review 2025 Budget prepared by Judy
- Reschedule meeting with Greg to review Irrigation Guidelines and signatures
- Begin discussion for year end mailer.

#### **Treasurers Report/Bookkeeping**

- Treasurer Report high level overview and reports sent via email to the BOD for approval and final critique.
- Review Homeowner letters, emails, invoices from suppliers/contractors or other for discussion.

- Delinquent property accounts and collections, Bookkeeper to give back up to Secretary to review in Executive Session with BOD.

### **Irrigation/Bridle Path Report –Dave, Jeff and Carol**

- Repairs or concerns relating to irrigation system/infrastructure and/or Bridle paths.
- Property owners planting shrubs or install walls without getting clearance from SBFE to mark the Irrigation lines. Discussion of violation fee.
- Review quote needed to repair the path between Sweetwater and Pershing and 50<sup>th</sup> Street and 52<sup>nd</sup> and the path between Pershing and Andora.
- Update on Bridle Path clean up letters sent to property owners and next steps.
- Revisit Bridle Paths – fill needed for erosion and gophers; Bridle Path repair needed.
- Wellsite Electrical upgrade, electrical panel, and timeline.
- Continued discussion on overall cost to move forward with well-site project, funding and need for community assessment as this relates to capital expenditure.

### **Old Business**

- Wellsite Filing/Cleanup
- Schedule shredding of old records at wellsite to coincide with file clean \* Community involvement for shred event. \*\*\* Shredding Event at JC Pennys 10/26 from 9 am -11 am
- Discussion in coordinating SBFE Neighborhood event at Sereno Park

### **New Business**

TBD

Executive Session following regular meeting to review accounts and Property Mtg.