

SUNBURST FARMS EAST INC
OPEN SESSION MEETING MINUTES
January 22, 2025

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

Board Members Present: Jeff Hauke, Vice President
Lora Erickson, Treasurer
Desiree Marciniak, Secretary
Valerie Altgilbers, Director
Tom Krauch, Director
Marco Stoppa, Director

Board Member Absent: Dave Rogers, President

Management Representative: Ashley Ramirez, Tri-City Property Management

- I. **Call to Order:** Desiree called the meeting to order at 7:05 pm. A quorum was established.
 - A. Introduction of new management company and representatives.
- II. **Consent Calendar:**
 - i. Open Session Meeting Minutes – a motion was made by Lora to approve the open session minutes of the December 16, 2024 Board of Directors meeting; motion seconded by Desiree. Motion carried unanimously.
- III. **Treasurer's Report:**
 - A. The December 2024 financials were accepted as presented.
- IV. **Management Report**
 - A. The Board Reviewed the management report as presented.
- V. **Old Business:**
 - A. Management Company Transition Status – Board discussion related to the ongoing transition to management company. Management to send email blast with contact information to the community representatives including administration and accounting point of contact.
- VI. **New Business:**
 - A. Annual Meeting Status – Discussion related to annual meeting, management to send out call for candidates with deadline for 1/31/2025.
 - B. 2025 Operating Budget – the BOD discussed and tabled the 2025 operating budget pending additional changes.
 - C. Irrigation Repairs – a motion was made by Desiree to approve irrigation repairs as presented; motion seconded by Lora. The motion unanimously carried.
 - D. Irrigation Contractor Guidelines – the BOD reviewed and tabled guidelines pending revisions.