

## **SUNBURST FARMS EAST, INC.**

13634 North 52<sup>nd</sup> Street

Scottsdale, AZ 85254

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### **Annual Meeting Minutes**

When: Monday April 21, 20225

Time: 7:00 – 8:30 pm

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

**Attendance Verification:** Desiree Marciniak **Ballot Collection** Laura Rothsching. 21 property owners in attendance

Copies of budget and 2024 P&L and Balance sheet available at check in

**Ballot and Quorum** verification: Desiree Marciniak Laura Rothsching, **ballot count** to determine quorum.

Introductions of current Board Members: Dave Rogers

**Secretary:** Desiree Marciniak and Laura Rothsching communicated that there were not enough ballots received to make quorum. The BOD received 54 ballots – 84 ballots were need to meet quorum and to hold election. Dave Rogers announced that a Special Meeting of the BOD would be held later in the week to elect board members using the candidates who had submitted candidate forms. Property owners asked why the ballots could not be used to hold an election that night, explained that there was no quorum. Asked why the BOD could not use the tallies per candidate to elect BOD at the Special meeting, explained that the ballots for the annual meeting were for the sole purpose of elections at the annual meeting. The seated board would elect the new board from the list of candidates. Asked if they could see the ballots and discussion that they were confidential, and the ballots were moot and would be held in the annual meeting files.

#### **President:**

Irrigation and Wellsite updates: Dave Rogers, Lora Erickson and Desiree Marciniak  
Currently we have a main line irrigation line repair south of Pershing on 52 Street. The BOD had the line videoed and received a quote for \$1000.00 to open the main area of concern and evaluate how far the lateral cracks run north and south. If it is determined the full irrigation line from standpipe to standpipe needs to be replaced the cost is approximately \$25210.00

Pump/Wellsite electrical upgrade is planned for May/June. The BOD received two quotes, one from Guether Electric and the other from Al-Co to perform the panel upgrades. The cost is \$24700.00. The BOD approved Alco to perform the upgrade and they will manage all

communication with APS, COP and permits. Guether Electric proposal was \$29,208.00; however, they would not manage APS, COP or permits.

When the BOD confirms the electrical contractor is set to perform the upgrade, the BOD will email, mail and post information on the community website. The anticipated downtime is two weeks.

The electrical panel was purchased and paid for in 2024 for \$13,828.07.

Discussion that there will be an assessment following the upgrades to cover the upgrade and needed irrigation line repairs needed in the community.

The well depth is 382.1 as of 12/11 2024 compared to 2023 it was 254.8

Discussion about lot 201 on Emile Zola advertising a lot of split had been approved by the COP. The BOD is working with legal and communication to the listing agent and property owner. There is no approval from the COP.

Discussion about 275 and presenting lot as two addresses. THE BOD is collaborating with legal counsel on this, so we are prepared for Disclosure.

Discussion about Vacation rentals, AirBnB, requires permitting with the COP, fees, register with the community, notification to surrounding neighbors and filing with Maricopa for taxes. The BOD is collaborating with the COP and reviewing lots who have obtained proper permitting and those that need to comply. The BOD is involved with management of vacation rentals and other to protect the integrity of the community, bridle paths and the community for which it was developed. We have property owners allowing access to rentals using the bridle paths, etc. In the event of an emergency the BOD needs to know who is occupying the house or contact information. All vacation Rentals and AirBnBs are to be properly posted and visible from the street.

### **Financial Update:** Lora Erickson and Desiree Marciniak

Clean up of property owners accounts progressing, with the mess that the BOD received it has been tedious to research property lots with questions on payments and matching them to the documents we received. Lora is managing the management of QuickBooks and Desiree is managing communication to property owners. SBFE bank accounts were not transferred to TCPM so the BOD is dealing with the 3 months of payments and transition back to SBFE.

The question was asked why we are mailing Statements vs email due to the cost. The BOD stated there were challenges with QB and the email platform. To be reviewed further by the board.

Question was asked if TCPM sold our property owner list and the BOD said no. Property owner stated he is getting emails from SBFE – it was determined that this is SBFE neighborhood platform and nothing to do with SBFE community. The Property owner list will never be given or sold to a third party, unless for the sole purpose of using it to manage SBFE.

Further discussion about TCPM and transition and why the contract was severed. TCPM sold and was under no obligation at the time of SBFE signing agreement to express otherwise. SBFE had a solid contract that was created by the SBFE BOD taking a 4-page agreement to 11. TCPM was in breach of contract for failure to provide services.

The question was asked if homeowners can drop payments in the mailbox. The BOD agreed to allow this until the accounts are clear, but email communication will be sent to property owners that this will no longer be acceptable moving forward. Discussion about long term residence using the mailbox was heard, however, we cannot allow payments to be dropped in a USPS mailbox nor at the wellsite any longer.

**Next BOD Meeting, May 19, 2024**

**Meeting adjourned**

**Special meeting notice to be posted**