

Sunburst Farms East Inc.

Meeting Minutes March 17, 2025

All BOD in attendance

Lot Owners Lot 101, 144,174,252,62,64

Secretary

- January Meeting minutes approved and will be posted on the website.
- Discussion on what transpired with TCPM. Working with TCPM was going well but they had to be monitored and pushed. The BOD decided to terminate the agreement for breach of contract as they failed to manage the process for the annual meeting, did not engage in customer service with property owners and did not move forward with other contractual responsibilities. Failed to communicate with the BOD. The BOD will be taking over the accounting functions and the BOD has separation of duties to facilitate the transition.
- SBFE Bank accounts were not transferred to TCPM as a precaution until the BOD felt comfortable with the services provided.
- The annual meeting was postponed due to challenges with TCPM in getting the notices and information out to the community on time. SBFE annual meeting is scheduled for April 21st.
- 2024 Annual mailer and ballots will be sent out soon.
- AZ Water Resource report was filed. Fee was higher as this is a correction from the prior year filing when the flowmeter was not working and we did not have accurate gallons per minute to complete the report.
- Discussion about BOD researching 6 property management companies to manage the operations of the community.
- Desiree noted that several homeowners stepped forward to volunteer to be on the board and completed their Candidate requests. During the discussion Judy Nolin expressed that she had turned in her form via email to TCPM. **Prior to the March 17th meeting Desiree was told by another Board member Desiree emailed Ashley with TCPM on 3/16 requesting confirmation and back-up for all property owners who submitted a form. Ashley responded on 3/17 before the March 17th meeting and indicated that there was no form received from Judy Nowlin.* Discussion with the BOD took place that due to the postponement of the annual meeting and apparent discrepancy with candidate forms received a new mailer with a new request for candidates and community update would be sent to all property owners for the meeting in April so new ballots could be created for the election.

President:

- Dave and Marco reviewed the block wall situation at the wellsite. The homeowner located to the south of the entrance wanted to have a discussion relating to splitting the cost of a block wall (SBFE would remove the chain link) and to discuss the block wall planter and the driveway. March 12th SBFE received a violation notice from the COP relating to the chain link and the block wall at the entrance being a few inches on the property owners property line. Marco fixed the block wall and SBFE would not be able to split the cost of the block wall, and the chain link would remain.

- Discussion that metal shade covering over the pump needs to come down for new panel to be installed and once the electrical upgrade is completed the shade covering would be addressed.

Finance:

- Update on the property owner accounts and upcoming Statements to property owners with a letter. SBFE BOD was given a mess back and it will take time to ensure all the property accounts are updated correctly as TCPM closed accounts and stopped auto payments. The spreadsheet provided by TCPM is not complete and Desiree and Lora are collaborating with them to get accurate details.
- Lora will be managing Quickbooks and Desiree will manage communication with the property owners relating to their statements. Desiree is collaborating with our suppliers to transition back to SBFE and Bank details for auto payments and other.
- Communication to property owners will be sent with statements, emailed and posted on the SBFE website.

Irrigation and Bridle Paths

- Lot 160 Camera work to be done on the main line on 52nd Street at the rear of lot 160 to determine what is needed for repairs. Lot 46 to be reviewed.
- Greg to provide details on other areas that need camera work done.
- VLD Camera services is set up and will perform the work with Greg onsite to assist with access.
- Dave and Lora provided updates on wellsite upgrades and challenges with APS. Lora to continue working with APS to schedule onsite review.
- Irrigation suspension due to recent rain, door hangers are being given to property owners relating to berms and gopher holes. Dave to give Desiree information about Gopher treatments that are working in the community.

New Business:

- Community Mailer and volunteers needed to stuff envelopes.

Old Business:

Well site shredding and well site clean-up.