

Notice is hereby given that a Board of Directors Meeting of the  
SUN VALLEY FARMS UNIT 5 PROPERTY OWNERS' ASSOCIATION  
will be held at 5:30 PM on **Monday, May 13th, 2024**  
at 27127 N Homestead Ct., Florence, Arizona

### **Meeting Minutes**

1. CALL TO ORDER: 5:32pm- Jody T.

Roll Call: ☒ Tapia   ☒ Denning   ☒ Wolfrey   ☒ Heiney   ☐ Beckman  
☒ Pietrazak   ☒ Rucker   ☒ Saylor   ☒ Cooper

2. MINUTES:

Approval of April 15th, 2024 minutes

Motion to approve; Galen D., Second; Jason H., motion carried

3. TREASURER'S REPORT: Galen D.

a. General Account: \$62973.16

b. Irrigation Account: \$9500.51

i. New Magma expense is approx. \$4100 per month through November 2024

ii. Leaving approx. \$40,000 operating budget for remainder of 2024

4. IRRIGATION REPORT: April V.

a. Reports of water flow being low last irrigation, flow was measured and was accurate

b. Reports of flooding, property owners have been contacted

5. OLD BUSINESS:

a. Discuss operating and maintenance budget proposals

i. Review of available funds

b. Review open project list

i. Easement obtainment

c. Installation of Knox Lock

i. Contact Fire Marshall for installation

ii. Replacement of lock by Association that belongs to homeowner

d. Upcoming election ballot deadline dates

6. NEW BUSINESS:

a. Property owner to request approval for culvert installs

i. Request to install 2- 24" Culverts at least 20' along Blue Tumbleweed with 4 ports

ii. Additional request to install a 30" culvert approximately 40' with 3 ports across  
from the church

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- iii. Motion by Reece R. to approve Tyler Hyer's culvert installation projects, Second; Paul P., motion carried
- iv. Discuss implementation of culvert install standards
  - 1. Association Bylaws allow the board to create rules regarding irrigation policy. Proposal by property owner to set standard for culvert installs using width and depth of ditch to determine culvert size to achieve ideal flow and protect future irrigation levels for property owners impacted by the installation
  - 2. Motion by Andrew W. to approve the board to set a standard for culvert installs and a requirement for all port and culvert repairs and replacements to go through the board, Second; Jason H., motion carried
- b. Weed control between New Magma's canal and SVF5 ditches
  - i. New Magma will no longer be maintaining weed control along the mile long ditch
  - ii. Jim Vlcek offered to spray the ditch for \$300 per session as needed to prevent tumbleweeds from entering ditch Motion to approve Jim V. to manage weed control Jody motion-Reece R – Motion Carried
- c. Discuss cell tower options within the community
  - i. Proposal to lease land to a cell tower company who will own the tower and lease services to cell provider companies
  - ii. Potential income will vary with cap of \$1800 per mo.
  - iii. Discussion of potential negative health impacts related to the proximity of the towers
  - iv. Tabled to allow time for board and community members to research pros and cons

7. CALL TO THE PUBLIC:

8. CALL TO THE BOARD:

9. EXECUTIVE SESSION: Executive session will follow the open Board Meeting to discuss matters protected pursuant to A.R.S. 33-1804(A)(1), (3) and (4)

10. ADJOURNMENT: 6:36pm- Jody T.

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### **Executive Session Meeting Minutes**

**CALL TO ORDER:** 6:38pm- Jody T.

**ROLL CALL:** ☒ Tapia   ☒ Denning   ☒ Wolfrey   ☒ Heiney   ☐ Beckman  
☒ Pietrazak   ☒ Rucker   ☒ Saylor   ☒ Cooper

#### **EXECUTIVE SESSION:**

1. Discuss received community member complaints with property owner
  - a. Property owner stated number of animals has been remedied on his property and plans to remain in compliance
  - b. Additional animals have been relocated to a larger property for improved odor control, pens will be moved at owner discretion to manage odors and flies

#### **CALL TO THE BOARD**

**ADJOURNMENT:** 7:37pm- Jody T.