

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, August 10th, 2026**
at 27127 N Homestead Ct., Florence, Arizona

Agenda

1. CALL TO ORDER:
2. Roll Call: ☐ Beckman ☐ Denning ☐ Pietrazak ☐ Rucker ☐ Tapia
☐ Vlcek ☐ Peterson ☐ Pearce ☐ Smith ☐ Hyer
3. MINUTES: Approval of June 9th, 2026 minutes
4. TREASURER'S REPORT: Galen D.
 - a. General Account:
 - b. Irrigation Account:
5. IRRIGATION REPORT: April V.
6. OLD BUSINESS:
 - a. Obtaining quote for piping well sites to community ditches
 - b. Election
7. NEW BUSINESS:
 - a. Irrigation System Standards
 - Discussion, review, and possible approval of proposed standards for work performed on or affecting the POA irrigation system, including irrigation ports, gates, culverts, and related improvements.
 - b. Maintenance of Bar Ditch – North Side of Magma Road
 - Discussion and possible action regarding POA maintenance of the bar ditch located along the north side of Magma Road within the Association's original easement and maintenance area.
 - Consideration of initiating and scheduling maintenance of the bar ditch.

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c. Trees Overhanging POA Irrigation Ditches

- Discussion and possible action regarding trees and vegetation overhanging POA irrigation ditches, including concerns regarding obstruction of ditch maintenance and the spread of invasive seeds into downstream agricultural properties and pastures.
- Consideration of corrective measures and responsibility for trimming or removal.

d. Delegation of Duties to POA Board Members

- Discussion and possible action regarding the delegation of responsibilities and duties among members of the Board of Directors.

e. Property Owner Requests for Culvert Installations

- Discussion and possible action regarding requests from two property owners to install culverts within POA irrigation ditches to provide access to their properties.
- Consideration of proposed locations, installation requirements, and compliance with POA irrigation system standards.

f. Alladin Road / Arizona Farms Road Property – Reconsideration of Prior Board Action

- Discussion and possible action to reconsider prior Board action concerning the property located near Alladin Road and Arizona Farms Road.

g. Alladin Road / Arizona Farms Road Property – POA Attorney Correspondence

- Discussion and possible action regarding the second letter sent by the POA attorney to the property owner concerning the same property.

h. Board Training and Consultation with POA Attorney

- Discussion and possible action regarding scheduling a Board training and question-and-answer session with the POA attorney.

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- Consideration of the anticipated cost and potential benefit of providing legal guidance and training to the newly constituted Board of Directors regarding Board responsibilities, Association governance, enforcement, and other POA-related matters.
- Consideration of authorizing the expenditure and scheduling of the attorney consultation.

8. CALL TO THE PUBLIC:

9. CALL TO THE BOARD:

10. 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)

11. ADJOURNMENT: