

Board of Directors Meeting of the
SUN VALLEY FARMS UNIT 5 PROPERTY OWNERS' ASSOCIATION
held at 5:30 PM on **Monday, September 9th, 2024**
at 27127 N Homestead Ct., Florence, Arizona

Minutes

1. CALL TO ORDER: 5:35pm

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

2. MINUTES:

Approval of June 10th, 2024 minutes

Motion to approve: Galen D., Seconded: Reece R., Motion Carried

3. TREASURER'S REPORT: Galen D.

a. General Acct: \$29,848.73

b. Irrigation Acct: \$6,295.45

i. New Magma Fees Due 09/01/2024

ii. Overdue Property Owner Fees: 6 at approx. \$3500

4. IRRIGATION REPORT: April V.

a. 4 irrigation runs remaining in 2024

5. OLD BUSINESS:

a. Operating and maintenance budget review

i. Road repair and maintenance budget- Tabled for November 2024 meeting

b. Review open project list

i. Graveling of community roads

1. Several roads in need of rock and grading, discussion to split 4 tons of rock between Desert Sky & Dixie to correct subgrade to control runoff. Current bid is approx. \$15k. Board will seek a more competitive price. Tabled for November 2024 meeting.

ii. Irrigation easements

1. Attorney has advised against proceeding due to liability and costs

2. Association is approximately \$3500 into survey and attorney fees for easements

a. Jody T. to seek counsel regarding giving completed surveys to homeowners involved. Motion to approve: Galen D., Second: Austin B., Motion Carried

iii. Gate placement on the canal road

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1. Gate has been locked approximately 3 weeks.
2. New Magma stated they did not need a key, current key holders are Jody T. and Jim V. for ditch maintenance

6. NEW BUSINESS:

- a. Irrigation ditch concerns impacting community members
 - i. Ditch is collapsing along Dixie between the turnout and Aladdin
 1. Challenge is narrow access, may need to be backfilled
 2. Jody T. to contact Jesse to obtain costs to repair
 - ii. Culvert on Aladdin has a hole that needs repaired or the pipe to be replaced allowing 12csf- Tabled for November 2024 meeting

7. CALL TO THE PUBLIC:

8. CALL TO THE BOARD:

- a. December meeting will need to be moved to November 25th, 2024 due to availability of meeting space.

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: 7:22pm