

Board of Directors Meeting of the  
SUN VALLEY FARMS UNIT 5 PROPERTY OWNERS' ASSOCIATION  
held at 5:30 PM on **Monday, June 10th, 2024**  
at 27127 N Homestead Ct., Florence, Arizona

**Minutes**

1. CALL TO ORDER:

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

2. MINUTES:

Approval of May 13th, 2024 minutes

3. TREASURER'S REPORT: Galen D.

- a. General Acct: \$58060.41
- b. Irrigation Acct: \$9429.22
  - i. Second half of irrigation fees due July 1st
  - ii. Past due fees
    - 1. A letter to be sent to property owners with overdue fees,
    - 2. Attorney to contact property owner, if not resolved

4. IRRIGATION REPORT: April V.

- a. Water demands increased over last 30 days
- b. Deadline to pay New Magma is September 1<sup>st</sup>, 2024

5. OLD BUSINESS:

- a. Operating and maintenance budget review
  - i. Information is collected and will posted on the website once organized
  - ii. Overdue Fees
    - 1. Obtainment of property owner phone numbers for CPA
      - a. April will share numbers she has received in coordinating irrigation
  - iii. Discuss POA Fees for '24-'25 fiscal year
    - 1. Motion to increase association fees 20% to help cover operational costs; Galen D. Second; Jason H. Motion Carried
- b. Review open project list
  - i. Easement update
    - 1. Tyler H. to assist Jody with completing the easement obtainment off N Desert Sky and Aladdin
    - 2. Goff property is still in open communications, Tyler H. to assist Jody to finalize agreement
    - 3. Wellsite with cap removed from the well on Magma Rd, owner contacted and agreed to replace concrete cap

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- a. Jim V. has been contacted to weld cap into place
- b. Approved fence to be built following location of survey pins
- ii. Irrigation repairs needed
  - 1. Leaking riser, spiral crack in a pipe, Jason H. and Tyler H. to identify a resolution
  - 2. Leak at Dixie and Aladdin will be patched for this cycle until permanent fix can be implemented

6. NEW BUSINESS:

- a. Contingency plan for road maintenance during summer months
  - i. Motion to approve up to \$10,000 for roads Jason H. Seconded: Paul S.
    - 1. Motion Carried with Austin B. and Reece R. opposed
- b. Elections for 2023-2024 Board of Directors
  - i. Austin B, Zach B, Shasti C, Galen D, Jason H, Paul P, Reece R, Paul S, Jody T, April V
- c. Election of Officers for 2023-2024 Board of Directors
  - i. Motion for Jody T. to remain President, Jason H. Second; Reece R. Motion Carried
  - ii. Motion for Shasti C. to remain Secretary, Jody T. Second; Jason H. Motion Carried
  - iii. Motion for Galen D. to remain Treasurer, Jody T. Second; Reece R. Motion Carried
  - iv. Motion for Jason H. as Vice President, Jody T. Second; Austin B. Motion Carried

7. CALL TO THE PUBLIC:

- a. Property owner expressed concerns regarding funds spent for easements vs road maintenance
- b. Request for a newsletter to be produced by the board to remind property owners to be more mindful of their neighbors; speeding, lights, noise levels, website, general spends, friendly facts, notices, etc.
- c. Suggestion for the board to create a welcome packet with title transfer to include website, contacts etc.
- d. Guest Ross Teeple who is running for Pinal Co. Sherrif- introduction, Q/A

8. CALL TO THE BOARD:

9. EXECUTIVE SESSION: No Executive session to follow the open Board Meeting

10. ADJOURNMENT: 7:42pm Jody T.