

Board of Directors Meeting of the
SUN VALLEY FARMS UNIT 5 PROPERTY OWNERS' ASSOCIATION
held at 5:30 PM on **Monday, February 2nd, 2026**
at 27127 N Homestead Ct., Florence, Arizona

Meeting Minutes

1. CALL TO ORDER: 5:37pm Jody T.
Roll Call: Beckman Cooper Denning Heiney Pietrazak
 Rucker Saylor Tapia Vlcek Wolfrey

2. MINUTES: Approval of November 17th, 2025 minutes Motion by Paul P;
Seconded Paul S- motion carried

3. TREASURER'S REPORT: Galen D.
 - a. General Account: \$61,253.61
 - b. Irrigation Account: \$2,086.34

4. IRRIGATION REPORT: April V.
 - a. In Process- will receive 1300 acre ft down from 1360 last year
 - b. User fee up from \$50 to \$75
 - c. Jody spoke with New Magma- SVF5 will be able to use well for D3 side if needed

5. OLD BUSINESS:
 - a. Update on the relocation of mulch pile and removal of concrete piles
 - i. Tabled until owner of pile needs to move based on agreement with current land owner/ leasee
 - b. Update on community communication regarding travel trailers and oleanders within 30 feet of irrigation ditches
 - i. Email sent to the community 11/25/2025
 - ii. Jody to look into Grandfathering existing oleanders with legal counsel
 - iii. Discussion regarding sending certified letter to property owners in violation with ample time to remove. Motion by Jason H;
Seconded Austin B motion carried
 - c. Review engineering estimate for DP4 side
 - i. Jason sent information to the engineering firm- they do not have a hydrologist onsite to calculate ditch flow but can assist with the design if given additional information by the board

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- ii. Discussion regarding ditch challenges with areas flooding
 - d. Update on the two stop signs placed along Magma at Desert Sky and Aladdin
 - i. Stop signs have been placed 12” from ditch and 3’ from the road
 - ii. Concerns have been raised regarding location
 - 1. Per Jody T., the attorney stated permission was not needed based on location in easement stating HOA has rights 10’ from irrigation ditch
 - 2. Community member, Tyler Hyer stated property owner has concerns regarding the location of the stop sign encroaching his property that is currently under contract for sale and is requesting the sign be moved to the North side of the ditch where there are currently 2 existing signs.
 - 3. The board chose to not place the new sign on the North side as both existing signs have been struck by vehicles and are currently bent
 - a. Tabled for Executive Session
 - e. Update on the New Magma wellsite
 - i. Work is complete and wellsite is functioning
 - f. Update on the ditch issues along Magma
 - i. Request for volunteers to assist with repairs on 2/21/2026
6. NEW BUSINESS:
7. CALL TO THE PUBLIC:
- a. Pat Bitzer via Paul P. has concerns she would like to share with the board (Document Attached)
 - i. Condition of Cooper Road, surface and striping
 - ii. What is the plan for the broken cement at the end of her lot
 - iii. She would like to continue to lease the 1 acre but will not irrigate. She plans to keep it mowed
 - iv. Other concerns will be sent through Pinal County and the Town of Florence accordingly

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- b. Community member, Bryan Nichols request to have a ditch installed at the end of the current ditch
 - i. Discussion of steps to complete
 - 1. Will need to get Miguel to meet with Reece and property owner, create bid, cost will be incurred by property owner
 - 2. April confirmed property owner will be able to receive irrigation this season once build is complete
 - c. Wellsite off Pot O' Gold- need to gain easement by property owners

- 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: 6:47pm Jody T.