Notice is hereby given that a Board of Directors Meeting of the
SUN VALLEY FARMS UNIT 5 PROPERTY OWNERS' ASSOCIATION
will be held at 5:00 PM on **Monday, November 2nd, 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 August 10th, 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. Maintenance of Bar Ditch – North side of Magma Road – motion passed to spend up to 5K to clear bar ditch. Update –
   c. Board Training and Consultation with POA Attorney. Update-

7. NEW BUSINESS:
   a. Discussion on pothole on Felix and pothole on Cooper/Desert River Way.
   b. Discussion on ensuring everyone in POA is made aware of opportunity for extra irrigation water
   c. National Bank of Arizona – POA Account Naming and Check Deposit Requirements
      - Discussion and possible action regarding recent National Bank of Arizona requirements for depositing checks made payable to variations of the Association's official account name.
      - Consideration of adding an authorized alternative account name or changing the Association's registered name to simplify check deposits.

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- Discussion and possible authorization to seek legal counsel regarding available options, Arizona Corporation Commission requirements, and any necessary Board action.

d. POA Easement Maintenance – Legal Consultation
    - Discussion and possible action regarding obtaining legal advice concerning the Association's rights, responsibilities, and authority to maintain irrigation easements and drainage areas.
    - Consideration of authorizing consultation with the POA attorney and any associated legal expenses.
    - Discussion of property owner responsibilities for vegetation removal, ditch access, and maintenance within POA easements.

e. Trees along the ditches that shed and spread to other neighbor's yards
f. The poisonous Oleanders that are shedding and literally laying in the ditch
g. Discuss a neighbor's email about business use
h. Discussion and possible action regarding the need for a new gate near the DP4 turnout.
i. Discussion and possible action and expense to replace the culvert at the DP3 turnout.
j. Street Name Signs – Property Owner Request
    - Discussion and possible action regarding a request from property owners to install street name signs to improve property identification and access for delivery services and emergency responders.
    - Review of the Association's authority and responsibilities concerning signage on private roads and within POA easements.
    - Consideration of possible solutions, coordination with Pinal County, and authorization of any associated expenditures.

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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: