

SUN VALLEY FARMS UNIT 5 PROPERTY OWNERS' ASSOCIATION Inc.
Minutes of the Board of Directors Meeting, March 21st, 2023

Minutes

1. CALL TO ORDER: 7:01 pm

Roll Call: ☒ Hyer ☒ Peterson ☒ Saylor ☐ Wolfrey ☐ Akin ☒ Tapia
☒ Pietrazak ☒ Rucker ☒ Denning ☒ Cooper

2. MINUTES:

Approval of minutes for the December 13th, 2022 meeting

Motion to Approve: Tyler H. Seconded: Jeromy P. Motion Carried

3. TREASURER'S REPORT:

Jody T Reviewed accounting as of March 6th, 2023

Association Account: \$45,856.49 with \$194 pending

Water Account: \$1,332.75 prior to 2023 invoicing

Expenses reviewed: grading of roads, attorney fees.

4. OLD BUSINESS:

- a. Discussion and update on irrigation and water issues including recent repairs

- i. Motion to Approve 10k to complete ditch repairs: Tyler H.
Seconded: Jody T. Motion Carried

- b. Discussion to send letter asking property owners who have a fence that backs up to a ditch- needs to be backfilled to prevent issues.

- c. Funding to add rock to POA roads of responsibility.

- i. Motion to approve \$15k to complete last section of road: Tyler H
Seconded: Jeromy Motion Carried

- d. Funding signage for private roads

- i. Discussion was had regarding speeding issues and what recourses the board has to address the concerns

- e. Discuss attorney to handle 2022 assessment collections.

- i. Motion for the attorney to handle 2022 past due assessments: Tyler H
H Seconded: Paul S Motion Carried

5. NEW BUSINESS:

- a. Discuss/approve new irrigation easement.
 - i. Motion to approve up to \$3000 to extend SVF5 12' underground easement- surveyor and attorney fees: Tyler H Seconded Paul T Motion Carried
- b. Discuss/ approve cap off well and fence well site off Magma.
 - i. Motion to spend up to \$1000 to secure wellsite on Magma Rd: Tyler H Seconded: Reece R Motion Carried
- c. New Board Member nominations for the June Meeting
 - i. Elections in June 2023, Forms to be sent in April, ballots to be sent in May. New board takes effect June 2023
 - ii. Public requests to add a statement about each candidate on the ballot of why they would like to be on board or what qualifies them.

6. CALL TO THE PUBLIC:

- a. Pat Bitzer requests to address the board- Sound concerns and number of animals on neighboring property. The Board determined this item will be further discussed in Executive Session.
- b. Bright lighting continues to be a concern for some community members.
- c. Request for approval to convert a single wide into a multi- unit by adding an addition. The Board determined this item will be further discussed in Executive Session.

7. CALL TO THE BOARD: Site plans for lots that were grandfathered in on 1+/- acre lots- sent for review by architectural committee.

8. EXECUTIVE SESSION: Executive session will follow the open Board Meeting to discuss matters of why protected pursuant to A.R.S. 33-1804(A)(1), (3) and (4)

9. ADJOURNMENT: Motion to adjourn: Paul S. Seconded: Galen D. 9:20 pm