

SUN VALLEY FARMS UNIT 5 PROPERTY OWNERS' ASSOCIATION
Board of Directors Meeting held at 7:00 PM
on **Monday, September 11th, 2023**
at 27784 N Cooper Rd., Florence, Arizona

Meeting Minutes

1. CALL TO ORDER: 7:01pm Tyler H meeting called to order
Roll Call: ☒ Hyer ☒ Tapia ☒ Denning ☐ Wolfrey ☒ Heiney ☒ Beckman
☐ Pietrazak ☒ Rucker ☒ Saylor ☒ Cooper
2. MINUTES:
Approval of minutes for the June 13th, 2023 meeting
Motion to approve: Paul S.
Seconded: Galen D
Motion carried
3. TREASURER'S REPORT: Galen D. Paid up on New Magma
 - a. General Account: \$20995.83 as of July 2023
 - b. Irrigation Account: \$1184.08 as of July 2023
4. OLD BUSINESS:
 - a. Easement obtainment for the well site on Felix to the New Magma turnout on the canal road, funding needed
 - i. New Magma will release 2024 water availability in Oct 2023
 - ii. 2023 demand higher than allotment
 - iii. Motion to spend up to \$13,000 to obtain easements through Goff and Green properties, survey and legal costs to ensure easement is legal. Motion: Tyler H., Seconded Jody T. Motion Carried
 - iv. Discussion regarding New Magma possibly having funding for pipe system through grant monies, may repay incurred costs as a onetime lease fee in exchange for 18 year lease
 - b. Lighting concerns in the neighborhood
 - i. Request for Board of Directors to send a letter citing the section of CC&Rs and requesting the offending property owners come into compliance
 - ii. Request to update impacted property owners as actions are taken

5. NEW BUSINESS:

- a. Maintenance and clearing of wash along Magma Road to prevent possible flooding
 - i. Ditch has historically been cleared with road maintenance, mesquite trees currently growing in ditches
 - ii. Possible solution to spray then physically remove debris
 - iii. Possible solution to rally neighbors to work together to clear ditches
 - iv. Tyler to get estimated costs to spray as first line of action
- b. Discussion held regarding culvert location at the intersection of Magma and Aladdin

6. CALL TO THE PUBLIC:

- a. Mesquite trees need to be pruned back from ditches.
 - i. Create formal notice to advise trees on personal property are overhanging onto easement
 - ii. Advise consequence of not trimming within 30 days, bill will be sent to property owners who do not comply (cite CC&Rs)
 - iii. Shasti to create letter- Galen to distribute to appropriate property owners

7. CALL TO THE BOARD:

8. 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)

9. ADJOURNMENT: 8:16pm Tyler H called meeting to close