

SUN VALLEY FARMS UNIT 5 PROPERTY OWNERS' ASSOCIATION  
held at 5:30 PM on **Monday, March 11th, 2024**  
at 27127 N Homestead Ct., Florence, Arizona

**Meeting Minutes**

1. CALL TO ORDER:

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

2. MINUTES:

Approval of minutes for the December 12th, 2023 meeting

Motion to approve: Andrew W.

Seconded: Austin B.

Motion Carried

3. TREASURER'S REPORT: Galen D. (as of 3/7/24)

- a. Irrigation Account: \$1123.30
- b. General Account: \$58224.56

4. OLD BUSINESS:

- a. Irrigation Report: April V.
  - i. Issues occurred during 1<sup>st</sup> irrigation on D4 side, should be resolved before next run.
  - ii. April has list of property owners who missed irrigation, allotted time will be credited
  - iii. Discussion regarding budgeting for future runs to ensure enough acre feet for summer needs/ new property owners
  - iv. Discussion regarding the need for options to reduce flow fluctuations
- b. Discuss operating and maintenance budget proposals
  - i. Goal to increase transparency in budget and board projects
    - 1. 3 and 5 year budget plans currently being designed
  - ii. Target to approve budget at upcoming meeting in April and post on website for visibility to all property owners

- iii. Discussion of limited funds and numerous open projects as well as a need for an emergency fund for unforeseen events (irrigation/roads, etc) to protect the community interests
- c. Review open project list
  - i. Goal to prioritize by April meeting and address accordingly
    - 1. List to be posted on POA website once completed
  - ii. Wellsite easement attainment (5)
    - 1. Identify which need to be attained and primary contact for each
    - 2. To be used after in-lieu water has been exhausted
  - iii. Ditch repairs- ongoing; Infrastructure is old, a lot of cracking
  - iv. Fencing repairs needed around multiple wellsites
  - v. Weed management- ongoing

5. NEW BUSINESS:

- a. Discuss progress on pipe extension at Magma and Aladdin
  - i. Waiting for Manuel to return, if not able to install prior to next irrigation, Jody and Reece to install pipe extension
- b. Discuss gate & lock at Mini Rd.
  - i. Protocol for locked gates, access point for New Magma
  - ii. Andrew W. to research Knox Lock for gate as option
  - iii. Additional challenge of trespassers going around the gate, running over t-posts
- c. Email received stating possible legal action against the Board for failure to enforce SVF5 CC&Rs Section 8.7

6. CALL TO THE PUBLIC:

- a. Property owner to propose irrigation ditch work
  - i. Property owner did not attend meeting to discuss
- b. Property owners requesting to add rock to Felix and self maintain, stating they have pulled numerous vehicles out of the ditch/mud, including an emergency vehicle
  - i. Every member impacted would need to be notified and approve
  - ii. Board to seek legal guidance regarding property owners self-funding/ maintaining Felix Rd

7. CALL TO THE BOARD:

- a. Trees on DP4 side in SVF5 easement are overhanging ditches need to be trimmed back or removed
    - i. Motion to get a quote for Jim Velcheck – Jason H. / GalenD.  
Seconded, Motion Carried
- 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:** 6:30- Jody T.