

Notice is hereby given that a Board of Directors Meeting of the
SUN VALLEY FARMS UNIT 5 PROPERTY OWNERS' ASSOCIATION
will be held at 5:30 PM on **Monday, May 11th, 2026**
at 27127 N Homestead Ct., Florence, Arizona

Meeting Minutes

1. CALL TO ORDER: 6:32pm
2. Roll Call: ☐ Beckman ☒ Cooper ☒ Denning ☒ Heiney ☒ Pietrazak
☒ Rucker ☒ Saylor ☒ Tapia ☐ Vlcek ☐ Wolfrey
3. MINUTES: Approval of April 6th, 2026 minutes Motion to approve Jason, seconded Reece- Motion carried
4. TREASURER'S REPORT: Galen D.
 - a. General Account: \$86,556.40
 - b. Irrigation Account: \$18,794.84
5. IRRIGATION REPORT: April V.- Tabled
6. OLD BUSINESS:
 - a. Discuss oleander violations and next steps
 - i. Certified letter to be sent with notice of 30 days to remedy
 - b. Update for ditch repairs
 - i. Multiple areas in need throughout the community
 - c. Discuss tree trimming needs over ditches
 - i. Certified letter to be sent with notice of 30 days to remedy
 - d. Set standards for ditch access and backfill requirements
 - i. Past requirements consisted of property owners managing ditches if access was limited
 - ii. New installs or upgrades require 3' access at which point the HOA would manage backfills as needed
 - e. HOA violation fine schedule and formal complaint process
 - i. Liens for non-payment of assessments, with attached fine to cover the cost of filing the lien
 - ii. Discussion of drawbacks to a fine schedule
 - iii. Decision to focus on updating CC&Rs prior to further discussion of a fine schedule

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- f. Update for 2026-2027 election communication and timelines
 - i. Ballots to mailed out no later than 05/15/2026
 - ii. New members to be elected at June 8th, 2026 annual board meeting
- 7. NEW BUSINESS:
 - a. Discuss plan for future projects within the community
 - i. Master plan for ditch repairs is in the works, headed by Jason H.
- 8. CALL TO THE PUBLIC:
 - a. Community member expressed frustration regarding road conditions within the neighborhood
 - i. Board stated there are plans to grade the roads with the next rain
 - ii. Cooper Road is currently being chip sealed by the Town of Florence
- 9. CALL TO THE BOARD:
 - a. Motion to send a letter from the attorney to the property owner in violation of the CC&Rs as discussed in Executive Session. Motion by Paul S.; Seconded by Reece R., Paul P opposed, Motion carried
- 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: 7:29pm