

Board of Directors Meeting of the
SUN VALLEY FARMS UNIT 5 PROPERTY OWNERS' ASSOCIATION
held at 5:30 PM on **Monday, October 13th, 2025**
at 27127 N Homestead Ct., Florence, Arizona

Minutes

1. CALL TO ORDER: 5:40pm- Jody T.
Roll Call: ☐ Beckman ☒ Cooper ☒ Denning ☒ Heiney ☒ Pietrazak
 ☒ Rucker ☒ Saylor ☒ Tapia ☐ Vlcek ☐ Wolfrey
2. MINUTES: Approval of June 16th, 2025 minutes
 - a. Motion to approve by Jason H., Seconded by Galen D.
3. TREASURER'S REPORT: Galen D.
 - a. General Account: \$49,872.95
 - b. Irrigation Account: \$1,034.34
4. IRRIGATION REPORT: TABLED
5. OLD BUSINESS:
 - a. Review quote for removal of concrete piles- \$500 plus dump costs
 - i. Tabled until decision is reached regarding relocation of mulch pile (see 6c)
 - b. Status update on New Magma pipeline
 - i. On schedule to be completed prior to November irrigation cycle
 - c. Status of communication to people violating CC&Rs by living in travel trailers
 - i. Board to send email to community regarding complaints received
6. NEW BUSINESS:
 - a. Ditch repairs needed- Magma Rd
 - i. Board to get a fee and scope estimate for engineering for DP4 side
 - b. Discuss need for stop signs within the community
 - i. Board to get pricing for two stop signs to place along Magma at Desert Sky and Aladdin
 - c. Relocation of mulch pile
 - i. Preliminary discussion regarding relocation to the Association's 3 acres off Magma
 - ii. Board to contact Council regarding liability prior to further discussion
 - d. Future installation of Epcor PRV station along Dixie
 - i. PRV station will ensure pressure south of Dixie does not exceed 75
 - e. Discuss blading POA maintained roads
 - i. Completed last week of September by Reece R.
 - f. New Post Office Box cluster locations
 - i. New clusters are located just West of Cooper off AZ Farms Rd for the SVF5 Community

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7. CALL TO THE PUBLIC:

- a. Property owner to discuss extension of driveway over ditch
 - i. Property owner did not attend the meeting

8. CALL TO THE BOARD:

- a. Next steps regarding oleanders along ditches
 - i. Board to send letters to property owners with oleanders within 30 feet of ditch as advised by attorney for livestock safety

9. 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)

10. ADJOURNMENT: 6:48pm- Jody T.