

Board of Directors Meeting of the
SUN VALLEY FARMS UNIT 5 PROPERTY OWNERS' ASSOCIATION
held at 5:30 PM on **Tuesday, May 6th, 2025**
at 27127 N Homestead Ct., Florence, Arizona

Minutes

1. CALL TO ORDER: Jody T. 5:41pm
Roll Call: ☒ Beckman ☐ Borns ☒ Cooper ☒ Denning ☒ Heiney
 ☒ Pietrazak ☐ Rucker ☒ Saylor ☒ Tapia ☒ Vlcek
2. MINUTES:
 - a. Approval of March 3rd, 2025 minutes. Motion to approve; Paul P., Seconded; Jason H., Motion Carried
3. TREASURER'S REPORT: Galen D.
 - a. General Account: \$75,704.20
 - b. Irrigation Account: \$2095.45 with approximately \$11,000 recently sent to New Magma for irrigation costs
4. IRRIGATION REPORT: April V.
 - a. Current status of upcoming irrigation
 - i. Discuss unpaid invoices
 1. Per CC&R's full payment of HOA dues is required prior to receiving irrigation. Motion by Austin B. to add a \$25 per month late fee for all unpaid dues, unpaid irrigation fees will result in property owner not receiving irrigation until paid. Seconded; Jason H., Motion Carried
 - b. Irrigation schedule for 2025-2026 season
 - i. Three additional irrigation cycles are available, two in November and one in December. Email sent by April advising all interested property owners to reply by 5/7/2025.
5. OLD BUSINESS:
 - a. Review open project list
 - b. Survey needed for wellsite on Magma Road
 - i. Motion by Jason H. to approve up to \$3,000 for a survey on the wellsite as well as HOA owned roads. Seconded; April V. Motion Carried
 - c. Upcoming Election for Board Members
 - i. Submittals required by 5/12/2025, ballots to be mailed by 5/20/2025, completed ballots due prior to next board meeting on 06/16/2025
6. NEW BUSINESS:
 - a. Property owner concerns regarding the road condition from Desert Sky to Panda
 - i. Property owner needs wider access for trailers, has offered to move personal fence back 20' and would like to install a new pipe.

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1. Pipe would need to be a minimum of 18" to allow proper irrigation flow
2. Board members to complete a site check and meet with the licensed contractor who will be completing the work prior to final approval
3. Once approved, property owner is required to notify the board 1 week prior to work beginning with the licensed contractor
- b. Potential lease options for POA property (triangle pasture)
 - i. Lease will be evaluated based on the new owner's request with the requirements to irrigate and maintain property. No fences are allowed.
- c. Unmaintained plants/weeds
 - i. Overhanging Oleanders on Cooper Road
 1. Email to be sent to community members advising all overgrowth along ditches to be cut back within 30 days of email receipt or HOA will have them cut back and property owners will be billed.
 2. Email will also include educational information about the toxicity of Oleanders and the boards discussion at the next meeting to ban this plant in the community.
 - ii. Overgrowth along ditches
- d. Habitation in travel trailers within the community
 - i. Pinal County allows property owners to live in travel trailers for up to 6 months with an active building permit. It is believed there are several property owners in violation. Letters to be mailed to those in violation, if unresolved, HOA to file with the County.
- e. Ditch head gates in need of replacement
 - i. Four gates in need of replacement. Estimated cost will be \$700 each. Motion by Austin B. to approve up to \$3,000 for the four replacements. Seconded: Paul S. Motion Carried

7. CALL TO THE PUBLIC:

8. CALL TO THE BOARD:

9. EXECUTIVE SESSION: Executive session may follow the open Board Meeting if needed to discuss protected matters pursuant to A.R.S. 33-1804(A)(1), (3) and (4)

10. ADJOURNMENT: Jody T. 7:18pm