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 **Tuesday, June 9th, 2026**
at 27127 N Homestead Ct., Florence, Arizona

Agenda

1. CALL TO ORDER:
2. Roll Call: ☒ Beckman ☒ Cooper ☒ Denning ☒ Heiney ☒ Pietrazak ☒ Rucker ☒ Saylor ☒ Tapia ☒ Vlcek ☐ Wolfrey

3. MINUTES: Approval of May 11th, 2026 minutes
    a. Motion to approve by Reece R., seconded Austin B., motion carried

4. TREASURER'S REPORT: Galen D.
    a. General Account: $87,480.97
    b. Irrigation Account: $20,094.84

5. IRRIGATION REPORT: April V.
    a. 930 acre feet remaining of 1300 allotment
    b. Inconsistent flow, New Magma making adjustments

6. OLD BUSINESS:
    a. Follow up on violation notices for oleanders and ditch overgrowth
        i. Galen D. recently sent emails out to those in violation of ditch overgrowth
        ii. Next step will be certified letters to those in violation for either oleanders or ditch overgrowth
        iii. Request from community member to address overgrowth from Desert Sky to CAP citing concerns of monsoon rains making Magma Road impassable- discussion pushed to Call to the Public
    b. Update regarding road maintenance within the community
        i. Reece R. graded community roads dry to help smooth bumps over past few weeks
        ii. Additional grading will be completed as the board is able and when we have rain

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7. NEW BUSINESS:
    a. Obtaining quote for piping well sites to community ditches
        i. Lakes in the northern part of the state are low and other communities within the area are currently receiving water cuts with additional cuts pending
        ii. Well runs at over 4 cfs which will require upgrades throughout the community, ditches can handle slightly over 2 cfs
            1. VFD as possible option to slow flow to manageable level
    b. Election results for the 2026-2027 Board of Directors
        i. Tyler Hyer, Galen Denning, Austin Beckman, Reece Rucker, Paul Pietrazak, Josh Pearce, Jeromy Peterson, April Vlcek, AJ Smith and Jody Tapia
    c. Officer nominations and votes
        i. President- Jody T., Nominated by Reece R, Seconded Tyler H., Motion Carried
        ii. Vice- Reece R., Nominated by Jody T, Seconded Josh P., Motion Carried
        iii. Treasurer- Galen D., Nominated by Jody T., Seconded Josh P., Motion Carried
        iv. Secretary- Tyler H., Nominated by Jody T., Seconded Paul P., Motion Carried

8. CALL TO THE PUBLIC:
    a. Request from community member to address overgrowth from Desert Sky to CAP citing concerns of monsoon rains making Magma Road impassable
        i. Property owners are responsible for maintaining their easements
        ii. Concerns in definition of common area
        iii. Suggestion to bring community members together for a cleanup to prevent flooding
    b. Request for clarity on plans for funds in General Account
        i. Ditch repairs, road maintenance and safety net in case catastrophic event

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c. Request for regular newsletters to keep the community in the know, especially regarding funds

9. CALL TO THE BOARD:

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: 7:55pm Jody