

Board of Directors Meeting of the
SUN VALLEY FARMS UNIT 5 PROPERTY OWNERS' ASSOCIATION
held at 5:30 PM on **Monday, November 25th, 2024**
at 27127 N Homestead Ct., Florence, Arizona

Minutes

1. CALL TO ORDER: 5:30pm

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

2. MINUTES:

Approval of September 9th, 2024 Minutes

Motion to Approve Jason H- second: Reece R- motion Carried

3. TREASURER'S REPORT: Galen D.

- a. General Acct: \$25728.72
- b. Irrigation: \$6264.74- final irrigation payment still to come out in December 2024

4. IRRIGATION REPORT: April V.

- a. Jody T. delivered the report in April V.'s absence
- b. Final Irrigation of 2024 will be Dec 6, New Magma had repairs to complete, pushing final irrigation from Nov. to Dec.

5. OLD BUSINESS:

- a. Operating and maintenance budget review
 - i. Review open project list
 - 1. Update on the graveling of community roads
 - a. 700 tons of slag placed on Felix, Dixie, Desert River Way and Desert Sky and Magma with the focus on high traffic areas
 - b. The cost was approx. \$8000 and several volunteers in the community helped with the grading
 - i. Concerns expressed by community members about the use of slag, suggestions to grade and add water to thin and harden the surface
 - ii. Request for improved communication regarding roadwork in the future- notifications, signage, etc.
 - 1. Nancy to assist board with creation of newsletter
 - 2. Board to investigate solutions for packing the slag. An email will be sent to property owners impacted

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- b. Update on irrigation easements with property owners
 - i. Attorney advisement to not proceed with easement due to liability
 - ii. Community members expressed concerns of the easement being managed by the HOA
 - iii. Board to revisit ownership and maintenance of easement, tabled for January 2025
- c. Resolution options for the Aladdin culvert with a hole
 - i. Board to gather bids on repair of the ditch and replacement of pipe
- d. Ditch repairs
 - i. Cooper Road repairs is completed, additional area at risk of collapsing- board is hoping to complete repairs in 2025

6. NEW BUSINESS:

- a. Irrigation easement with New Magma for well
 - i. Currently in discussions
- b. Discuss ditch maintenance for properties with fences along ditch
 - i. Discussion to request property owners to move the fence to the 10' easement and allow POA to maintain or leave fence as is and the easement becomes the property owner's responsibility to maintain
 - ii. Reece to identify ditches of concern, letters of notification will be sent stating property owners will be responsible for maintaining the easement and ditch if their fence does not allow the HOA adequate access
- c. Lighting concerns submitted by a property owner
 - i. Discussion regarding conversion Watts to Lumens
 - ii. Request for board to request property owners in violation to an executive session to discuss situation and possible resolutions

7. CALL TO THE PUBLIC:

- a. Property owner expresses frustration with the board's priority schedule with spending funds
 - i. Discussion regarding the challenges the board has experienced over past 2 years reprioritizing projects to align with limited available funds

8. CALL TO THE BOARD:

- a. Next board meeting will be Jan 13, 2025

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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:** 7:24pm Jody T.