

Annual discussion of the 2023 financials and the possible
metayer turn for the better. There has been no loss in the
years being for the

CLEARWATER FARMS IV, V, VI, VII POA

ANNUAL ASSOCIATION MEETING

October 22nd, 2025, 7:00 p.m.

Canyon View High School, 6024 N Perryville Road

Josh Vetter - Chair

Minutes

Present: Josh Vetter, Robert Campbell, Jill Warner, Larry Gonzalez, Karen Brinker, and an additional 24 members in attendance

Called to order at 7:00

Josh opened the meeting, thanked the membership for attendance, and introduced the board. He then reviewed the paperwork that was passed out to attendees.

APPROVE MINUTES- The group was offered last year's minutes for review as they were approved by the board in November 2024.

Treasurers Report- Karen presented the balance sheet up through the end of September.

From Karent's report:



Anna discussed the \$0.99 increase/hour on irrigation and the positive impact on the budget. There has been no need to pull from the general fund for irrigation and only the people that use the system are paying for it.

Josh pointed out that the balance of the accounts is close to \$ [REDACTED] however it is not enough to entertain having the roads resurfaced. It costs [REDACTED] to run the board each year, with an income of \$ [REDACTED]. This is why we increased the dues and we intend to again as we are trying to keep up with inflation. He referenced a document given to the membership that illustrated 15 years of dues assessed compared with inflation (which showed when previous boards didn't charge dues, lowered dues, and when they returned money to the members). The board plans to have the roads chip sealed again in 2027.

2025 Accomplishments

1. Established a Budget and Projections- to cover the road costs every 6 years. Dues can only be increased by 20% annually, and once we reach a level that the budget is balanced, the dues increase will cease, other than the need to adjust for inflation.
2. Developed New IMS System Proposal- Robert has spearheaded this project and has shopped the project out to developers, although he may do the work on his own to replace the antiquated system.
3. Established Board Policies for Operations- the board is trying to run the POA like a business with set procedures that are easily transferable to new board members and seamless document retention.
4. Added Zelle! Dues and irrigation can now be paid through Zelle
5. Installed Consistent Road Signs- Josh and Robert removed the random signs and placed speed limit, private road, and horse

signs in consistent places throughout the neighborhood. Deaf child sign was removed and was donated to the Phoenix Children's Deaf Society.

6. Repaired Irrigation Box- water was shut down last year, Josh poured a new concrete floor and resealed the interior. It most likely will need to be done again this winter. The board is considering hiring a professional company to repair the box and collapsed pipe.

7. Added Emily Bewley to the ACC

8. Fine Schedule Adopted- The fine schedule has been cleaned up and made consistent so there is a clear schedule for the board to follow for violations.

9. Established a Board Email System and Data Storage- This is part of establishing policies of the board, and now emails share google drive and can easily be transferred to new board members as they come on.

10. Successful Quorum! Election results- Both Larry Gonzalez with a "Z" and Robert Campbell were reelected. 41% of the properties in the association were represented.

2026 Goals and Projects

1. Establish a vegetation committee- We have rules and procedures in place, but we need more volunteers. It is a time consuming process and the board does not have the time to put into it with additional projects.

2. Working on an Alley Gate Proposal- We are noticing more and more traffic on the alleys, and anticipate an increase in the fall of 2026 when the new elementary school opens. We are looking into gating the entrances of each alley. This involves getting confirmation from the garbage companies that they will still pick

up garbage and pricing out the gates. Josh mentioned that there is a member who mentioned that he can get a quote for construction on the alley ways. One of the members mentioned putting in speed bumps and chip and seal, however others are not in agreement due to horses riding back there. A third member mentioned the yellow plastic speed bumps that can be added to the alleys, which the board will also consider. A member said that the speed bump on Maryland near her property is too short and needs to be raised as it is currently almost useless. The board will investigate this.

3. Irrigation Box and Pipe Repairs- Mostly referring to the box between 183rd and 185th as previously discussed. Additionally as the box overflows, we are impacting other associations and Maricopa Water District is aware of and getting annoyed with the overflow from the box as it is our responsibility.
4. Get pricing for Road Resurfacing- Midyear, the board will start pricing out the road resurfacing in anticipation of project completion in 2027.
5. Finalize New IMS System Development- The goal is to have this in place by the end of 2026. The new system should have the option for users to adjust their hours after the initial order, receive reminders, etc.
6. Painting House Numbers on Irrigation Ports- The board is considering this project to make irrigation easier as there is no way to know the house numbers from the back. The estimates from the painters that we have received have been high, we may consider this as a volunteer or individual homeowner project.
7. Developing Complaint Form- We are in the process of creating this form for the association to make an official complaint system for things that are within the purview of the board.

8. Update Association Rules Format- Rules are constantly in the process of revision. A recent example is the burning rules on our documents were outdated and actually in violation of what the county rules are. As we update rules, it changes the format on the original document. Robert Campbell and Anna Chalmers are working toward making it into a live working document to help with future revision issues.

9. 2026 Budget- The membership has received a printed copy of the budget. We discussed the block party as we did not have one this year but would like to have it again in the future, perhaps in conjunction with the annual meeting. The membership was given the opportunity to review and ask questions regarding the budget, which were answered by the board.

There was additional discussion regarding our ownership of the alley behind 185th and the conversations that Josh has had with their water master regarding the overflow from the properties from 186th. Also there was concern regarding overflow of irrigation from other associations that run down Glendale to the east. We have no jurisdiction over that, however, everyone in Clearwater Farms needs to help maintain our quality of life and irrigation access. The group also reviewed the graph made by Anna Chalmers again. There was more discussion on the extent of the water box damage and repair. Additionally, one member asked about the installation of street lights, there was a resounding "NO!" From the attendees. Finally, there is a new area of the road on 183rd and Bethany that needs to be addressed when the road repair estimates are obtained.

Meeting adjourned at 8:06pm

Minutes approved by:

President

1/12/2025