CLEARWATER FARMS PROPERTY OWNERS ASSOCIATION

Units IV V VI and VII

Board of Directors Meeting Agenda

November 11, 2026 | Regular business 7:00-8:30 p.m.

Executive session follows regular business

Cholla Room, Palm Valley Community Center

14145 W Palm Valley Blvd., Goodyear, AZ 85395

1 Call to Order [7:00-7:01]

2 Roll Call and Confirmation of Quorum [7:01-7:02]

3 Election of Officers [7:02-7:10]

President, Vice President, Secretary, and Treasurer

4 Approval and Review of Minutes [7:10-7:18]

a. September 9, 2026 Hearing Minutes **[7:10-7:12]**

b. September 9, 2026 Regular Board Meeting Minutes **[7:12-7:14]**

c. September 9, 2026 Executive Session Minutes (confidential record) **[7:14-7:16]**

d. October 7, 2026 Annual Meeting Minutes **[7:16-7:18]** - Review for accuracy and preliminary acceptance, subject to final approval by the membership at the next annual meeting.

5 Treasurer's Report [7:18-7:30]

Financial report [7:18-7:22]

a. Certificate of Deposit Renewal **[7:22-7:26]** - Discuss renewal on November 14, 2026.

b. Past-Due Assessments **[7:26-7:30]** - Review outstanding assessments and collection status.

6 Old Business [7:30-7:55]

a. Irrigation Box/Pipe Repair **[7:30-7:35]** - Update

b. Potholes and Road Damage **[7:35-7:40]**

c. Noise Rule Development **[7:40-7:44]**

d. IMS Development / Website Update **[7:44-7:48]**

e. Association Rules Revision **[7:48-7:51]** - Review of Comments

f. Association Formal Letterhead **[7:51-7:53]**

g. Vegetation Walk-Through **[7:53-7:55]**

7 New Business [7:55-8:23]

- **a.** December 9, 2026 Meeting **[7:55-7:59]** - MCDOT Director Jesse Gutierrez attending to discuss Bethany Home Road
- **b.** Potential Meeting with Debbie Lesko **[7:59-8:01]**
- **c.** Posting Board Meeting Minutes **[8:01-8:04]**
- **d.** Posting Meeting Agendas **[8:04-8:06]**
- **e.** Road Estimates **[8:06-8:11]**
- **f.** Adding Speed Bumps **[8:11-8:16]**
- **g.** Prior Meeting Minutes Regarding Animals and the Noise Rule **[8:16-8:20]**clarification of noise rule notation from March 2026 minutes.
- **h.** Community Follow-Up Letter **[8:20-8:23]** - Address all subjects raised at the October 7, 2026 Annual Meeting

8 Member Comments [8:23-8:29]

9 Next Meeting Announcement [8:29-8:30]

December 9, 2026 | Palm Valley Community Center

14145 W Palm Valley Blvd., Goodyear, AZ 85395 | Room to be determined

10 Executive Session [8:30 onward]

Recess the open meeting for review and discussion of counsel's legal advice concerning Azizi property vegetation compliance and enforcement options, pursuant to A.R.S. 33-1804(A)(1). Discussion only; no Board action in executive session.

11 Reconvene Open Session [After executive session]

Discussion and possible action regarding next enforcement steps concerning Azizi property vegetation compliance.

12 Adjournment [Following open-session action]

All times are p.m. and approximate. Time brackets include member comment and any Board action. The Chair may adjust the schedule as needed.

Member participation: Members and their written representatives may comment after Board discussion of each agenda item and before formal action, subject to reasonable time limits. Open portions may be audio- or video-recorded.