

CLEARWATER FARMS PROPERTY OWNERS ASSOCIATION

Units IV V VI and VII

Annual Meeting Agenda

Wednesday, October 7, 2026 | 7:00-8:30 p.m.

Palm Valley Community Center | Ocotillo Room

14145 W Palm Valley Blvd., Goodyear, AZ 85395

Chair: Josh Vetter

1 Call to Order **7:00-7:05 p.m.**

Welcome, call to order by Chair Josh Vetter, and confirmation of quorum. Introduction of current board members and candidates.

2 Approval of 2025 Annual Meeting Minutes **7:05-7:10 p.m.**

Copies available to attendees. Address questions or corrections and approve the minutes as presented or corrected.

3 Financial Reports and 2027 Budget **7:10-7:30 p.m.**

- A. Review the final 2025 Treasurer's Report and 2026 year-to-date actual v budget using the copies provided.
- B. Discuss the 2027 budget and annual dues increase from \$206 to \$220 per acre (\$14, or 6.79%), compared with recent annual 20% increases. Explain how prior increases have closed past funding gaps for anticipated costs and projects.
- C. The Association has 115 property owners, with a total of 233 acres.

4 Election of Three Board Directors **7:30-7:40 p.m.**

Ballot tabulation and announcement of results for election of board members.

5 Old Business **7:40-8:00 p.m.**

- A. Road repairs: Update on road repair work and its connection to budget planning.
- B. Website and I.M.S. system: Progress on updates and improvements.
- C. Vegetation walk-through: Discuss the upcoming community walk-through.
- D. Email communications: Discuss using email in place of paper mailings for future association communications.

6 New Business **8:00-8:15 p.m.**

- A. Noise rule: Discussion of developing a community noise rule.
- B. Community gates: Discuss gates to control traffic through the community.
- C. Committee volunteers: Invite members to help develop gate plans and the proposed noise rule.

7 Member Questions and Statements **8:15-8:30 p.m.**

Open period for member questions, comments, and statements.

8 Adjournment **8:30 p.m.**

Times are approximate. Members may comment on agenda items before any vote.