

CLEARWATER FARMS UNIT II PROPERTY OWNERS ASSOCIATION

P. O. Box 355, Waddell, AZ 85355 (623) 217-8087 www.ClearwaterFarmsUnitII.com cfunit2@yahoo.com

November 17, 2025

Dear Member:

Enclosed is a Notice of the Clearwater Farms Unit II Property Owners' Association Annual Membership Meeting to be held at 7440 N. 175th Avenue, Waddell, AZ 85355 on Tuesday, December 9, 2025 at 7:00 pm (polls open at 6:30 pm).

The main purpose of this meeting is the election of Directors for the coming year and to hold an open discussion of member's concerns about association issues. It is important that you attend the meeting in person, especially if you feel you have an opinion that concerns the Association. If your attendance is not possible, we strongly urge you to cast your vote by Absentee Ballot which has been enclosed. Also enclosed is a return envelope marked "Ballot Enclosed." Please return your original, signed, Absentee Ballot in the envelope that has been provided.

Absentee ballots must be received by the Clearwater Farms Unit II POA on or before 5:00 pm on December 8, 2025, by:

- Mail: Clearwater Farms Unit II POA, PO Box 355, Waddell, AZ 85355
- Place inside the irrigation drop box located in the post office parking lot

Also enclosed you will find the 2024 Financial Statement and Annual Meeting Minutes.

CLEARWATER FARMS UNIT II
PROPERTY OWNERS' ASSOCIATION

By: Robert Singley

President for the Board of Directors

Consisting of Brett Cameron, Steve Garcia, Meaghan Grinton Pilcher, Chet Hetrick, Linda McClenathan and Cory Scherting

Enclosures: Notice
Absentee Ballot with Return Envelope
2024 Financial Statement
2024 Annual Meeting Minutes

NOTICE OF THE CLEARWATER FARMS UNIT II PROPERTY OWNERS' ASSOCIATION ANNUAL MEMBERSHIP MEETING

Pursuant to the Bylaws of the Clearwater Farms Unit II Property Owners' Association, the Board of Directors hereby call an Annual Meeting of the Membership to be held at 7440 N. 175th Avenue, Waddell, AZ 85355, on Tuesday, December 9, 2025 at 7:00 pm (polls open at 6:30 p.m.) for the purpose of:

ELECTION OF DIRECTORS

The following candidates have been nominated to serve as Directors of the Association for 2025 - 2026 (7 positions to be filled):

Michael Brandt	7210 N. 175 th Avenue
Steve Garcia*	7821 N. 177 th Avenue
Chet Hetrick*	7231 N. 177 th Avenue
Larry Lybarger	17508 W. Oranewood
Linda McClenathan*	7226 N. Cotton Lane
Anthony Richardson	7429 N. 173 rd Avenue
Robert Singley*	7202 N. 177 th Avenue

*Designates current Officers of the Board

We encourage you to vote by Absentee Ballot if you are unable to attend the meeting.

Dated: November 17, 2025

Board of Directors:
CLEARWATER FARMS UNIT II P.O.A.

The regular monthly Board of Directors meeting will immediately follow the Annual Meeting. All members and interested parties are welcomed to attend. If you have an item to discuss, please contact the office to have it placed on the agenda at least three days prior to the meeting.

**Clearwater Farms Unit II POA
ABSENTEE BALLOT**

Being unable to attend the Clearwater Farms Unit II Property Owners' Association Annual Meeting of the Membership, to be held pursuant to notice given, at 7:00 pm on Tuesday, December 9, 2025 at 7440 N. 175th Avenue, Waddell, AZ 85355.

I, _____
(Print your name)

being a member in good standing, wish to exercise my voting rights by means of this Absentee Ballot. I understand that for each acre of land I own within Unit II, I am entitled to SEVEN (7) votes (i.e. 2 acre lots are entitled to 14 total votes) which may be distributed in any proportion among the candidates of my choice (seven (7) positions to be filled) for 2025-2026.

CANDIDATES FOR DIRECTORS:

Nominated:		No. of Votes:
Michael Brandt	7210 N. 175 th Avenue	_____
Steve Garcia*	7821 N. 177 th Avenue	_____
Chet Hetrick*	7231 N. 177 th Avenue	_____
Larry Lybarger	17508 W. Orangewood	_____
Linda McClenathan*	7226 N. Cotton Lane	_____
Anthony Richardson	7429 N. 173 rd Avenue	_____
Robert Singley*	7202 N. 177 th Ave.	_____

*Designates current Officers of the Board

I understand that, in order to be valid and counted, this Absentee Ballot must be returned in the envelope provided and received by the Clearwater Farms Unit II POA on or before 5:00 pm on December 8, 2025, by:

- **Mail: Clearwater Farms Unit II POA, PO Box 355, Waddell, AZ 85355**
- **Place inside the irrigation drop box located in the post office parking lot**

Dated this _____ day of _____, 2025.

Signature

Address and Number of Acres

Do not complete this Absentee Ballot if you plan to attend the membership meeting in person.

2025 – 2026 ELECTION CANDIDATE BIOS

Michael Brandt - Hi everyone, I'm Michael Brandt. My wife, Laura, and I moved to Clearwater Farms in January and we've loved becoming part of this community. Originally from Florida, we've lived in Arizona since 2019. Clearwater Farms immediately reminded us both of the way we grew up. After waiting a few years for the right opportunity, we were finally able to make this our home. We currently have two dogs and two horses—and Laura says there's always room for one more.

I own and operate Orange Gator Electric, a residential electric service company I've built and run for the past six years. Prior to entering the electrical field, I spent 12 years serving in the United States Marine Corps, including two combat deployments. Those experiences instilled in me the values of service, integrity, and responsibility—qualities I believe are essential for effective community leadership.

Clearwater Farms is a special place, and I am committed to helping preserve what makes it great while representing the interests of our neighbors. My goal is to be approachable and available, and to help maintain a safe, welcoming, and well-kept community for my future family and for everyone who calls Clearwater Farms home. I look forward to the opportunity to serve and to continue getting to know more of you.

Steve Garcia – My family and I moved into CWF Unit II in 2015 and instantly fell in love with the community. Having my own horses, steer, and chickens, I have a deep appreciation for our community and way of life.

Over the last year, I've had the opportunity to serve on the board and irrigation committee. During that time, I have worked to protect and maintain our irrigation system and will continue to do so. Currently, I am working with the board to make some much needed ditch repairs. In addition to having our system run as smoothly and efficiently as possible, I am currently exploring modifications that would help make the system a little safer for irrigators. This includes lowering the height of the tall tower at 173 front, if possible.

Even before becoming involved with the board, I have volunteered in clean-up day every year since moving into the community and assisted with irrigation issues. My wife, Raygina, is the secretary and irrigation scheduler for the association which also helps me understand the needs and wants of our residents.

I would like to say thank you and express my gratitude to those who voted for me last year. I hope to again have your support in the upcoming election as well as from others in the community.

Chet Hetrick - We've had the pleasure of living in Clearwater Farms II for the past 7 years. Karen wanted horses and a good place to care for them. CWF II is perfect for that. I have served on the POA board for 5 years. Been on both the Irrigation committee and the Architectural committee, and served as Vice President this past year. The board works to make sound decisions focusing primarily on our roads and irrigation system which is critical to our residents. It has been my pleasure to serve with members that work for the best outcomes for all members and hope to again make good decisions for this community.

Linda McClenathan - I would like to introduce myself to you, the residents I will be serving here in Clearwater Farms Unit II. I am Linda McClenathan, living here in this wonderful community since 2015 with my husband, Jan Pora, my daughter Marni Wynne, my son Kevin Meyer, and my granddaughter Abigail. Included in our family is our pack of nine dogs (all rescues) ranging in size from a Chihuahua to a Boxer, and our herd of three horses.

I was born and raised in Hawaii but lived all around the country as a military spouse. I moved to Arizona 30 years ago. In my early adult years in Hawaii my husband and I bought a condominium, and I had my first experience serving on the Board of Directors of a Homeowner's Association. Back then HOA's were a new thing in Hawaii, and it was quite an education for me. I had the distinction of not only serving on the first Board of our condominium association, but I was also the only woman. We never stop learning!!!!

I was energetic and started a secretarial service back in the day. I provided temporary services to corporations like Procter and Gamble as well as Matson Navigation. We furnished personnel to fill-in temporary employees for

accounting, typing, and inventory activities, as well as graphic arts and home show hospitality services for businesses in Honolulu. I sold the business when I left Hawaii in a military transfer to the mainland.

I have held leadership positions in church as a teenager. And after I was married, I served the car club to which we belonged, arranging appearances in parades and car shows. I went on to serve Navy families as a Family Ombudsman, the liaison/representative between a ship's Captain and the Command's families.

I have served two terms serving our community Board of Directors and I look forward to continuing this aspect of my life. May I ask you for your vote at the annual meeting in December?

Thank you.

Anthony Richardson – My wife Reina and I have been members of the Clearwater Farms Unit 2 POA for four years. Over these four years, I have experienced and discussed with other members the challenges of maintaining our roads, providing services and improving the overall quality of the community. I am running for the board because I am very interested and would be committed to helping improve the concerns of this community. My work experience in the Fire service, Probation, and most recently as a small business owner has provided me with many opportunities to address challenges that are a foundation for me to draw from to meet those challenges of this community.

Robert Singley - We moved to Clearwater Farms II in 2006. I have been an active member of the board for 6 years. I have served primarily on the irrigation committee and have been known to take midnight swims in the irrigation ditches to unclog irrigation valves. I would like to continue to serve the community as a member of the 2025-2026 board.

CLEARWATER FARMS UNIT II POA

2024 FINANCIAL STATEMENT

INCOME

Interest Income	1,636.48
Irrigation Income	69,884.27
Other Income	325.00
Property Dues Income	105,753.52
Transfer Fees Income	900.00
Unapplied Cash Payment Income	-3,224.22

Total for Income **\$175,275.05**

Gross Profit **\$175,275.05**

EXPENSES

Administration Expenses

Rent	1,950.00
Secretary Services	23,570.00

Total for Administration Expenses **\$25,520.00**

Insurance

General Insurance	541.00
Liability Insurance	1,603.00

Total for Insurance **\$2,144.00**

Irrigation Expense 66,355.38

Merchant deposit fees 764.99

Office Expenses

Bank Service Charges 4.00

Computer Equip Expense 138.12

Dues and Subscriptions 399.16

Internet Expense 300.00

Meeting Expense 1,566.95

Mileage Expense 52.70

Office Supplies 667.41

Postage and Delivery 1,071.51

Telephone 720.43

Total for Office Expenses **\$4,920.28**

Professional Fees 487.50

Total for Professional Fees **\$487.50**

Repairs & Maintenance

Ditch Repairs 3,039.97

Dumpster & Equip. Rental 2,961.65

Misc Repairs 534.59

Road Repairs 112.26

Paved Roads 2,212.57

Total for Road Repairs **\$2,324.83**

Weed Control 16,800.00

Total for Repairs & Maintenance **\$25,661.04**

Total for Expenses **\$125,853.19**

Net Operating Income **\$49,421.86**

Other Expenses

Reconciliation Discrepancies-1 8.50

Total for Other Expenses **\$8.50**

Net Other Income **-\$8.50**

Net Income **\$49,413.36**

ASSETS

Current Assets

Bank Accounts

Chase - CD 3 mon. term 20939.42

Chase - CD 6 mon. term 20863.64

Chase - Irrigation Acct 3721 95792.65

Chase - Money Mkt Acct 2518 55613.76

Chase- Operating Acct 2861 7805.83

Petty Cash Acct 1075.13

Total for Bank Accounts **\$202,090.43**

Accounts Receivable

Irrigation Deposits -141.65

Irrigation Water 8615.75

Property Dues 1719.76

Recording Fees 122.6

Total for Accounts Receivable **\$10,316.46**

Other Current Assets

Deposits - US Postal 60

MWD Irrigation Deposit 5290.02

Undeposited Funds 380

Total for Other Current Assets 5730.02

Total for Current Assets 218136.91

Total for Assets **\$218,136.91**

Liabilities and Equity

Irrigation Money on Account 6672.35

Out Of Scope Agency Payable 0

Total for Other Current Liabilities 6672.35

Total for Current Liabilities **\$6,672.35**

Long-term Liabilities

Refundable Irrigation Deposits 14103.66

Total for Long-term Liabilities 14103.66

Total for Liabilities 20776.01

Retained Earnings 134124.28

Net Income 63236.62

Total for Equity 197360.9

Total for Liabilities and Equity **\$218,136.91**

MINUTES OF THE ANNUAL MEMBERSHIP MEETING
CLEARWATER FARMS UNIT II P.O.A.
December 10, 2024

The Annual Membership Meeting of Clearwater Farms Unit II Property Owners Association was called to order by President Jeremy Bulger at 7:00 pm on December 10, 2024 at 7440 N. 175th Avenue, Waddell, Arizona. Board Members also present included: Brett Cameron, Cory Scherting and Robert Singley.

Ballots were made available to all members in good standing by the Association Secretary, Raygina, who was assisted by the nominating committee, DeeDee Black and Jeri Watts.

Jeremy welcomed and thanked all who were present and asked everyone to introduce themselves and state what street they live on.

Raygina asked that all remaining ballots be turned in for final tabulation.

Raygina presented the 2023 Annual Membership Meeting Minutes. Jeremy provided a quick recap of the minutes and asked if there were any questions. Cory motioned to approve the minutes, Chet seconded, no objection and the minutes were approved.

Raygina also presented the 2023 Financial Statement. Jeremy asked if there were any questions regarding the financial statement. Cory motioned to approve the financial statement, Brett seconded, no objection and the 2023 Financial Statement was approved.

Jeremy opened up the meeting for discussion. Member, Billy Morris indicated that Rural Metro had recently sold to another company and is concerned about the level of service they would be able to provide to the community. He further indicated there is a new company named AFMA, that is headed by retired fire chief Mark Burdick, that charges less than Rural Metro. AFMA would be willing to come out to give a presentation on their service and cost and see what community interest there is. The Board had no issue with providing more information to the community about AFMA. Mr. Morris will provide the association's contact information to Mr. Burdick.

DeeDee indicated they were finished tallying the ballots and reported the following:

684 absentee and 144 in-person votes were received for a total of 828 votes and results were reported as follows:

Andrea Bruno	80
Brett Cameron	160
Steve Garcia	226
Chet Hetrick	70
Linda McClenathan	59
Cory Scherting	118
Robert Singley	115

Jeremy indicated the annual meeting had concluded and the regular monthly meeting would immediately follow. The annual meeting was adjourned at 7:20 pm.

Respectfully submitted,
Raygina Garcia
Association Secretary