

**Article 1** defines Mesa Vista Estates Irrigation Water Delivery District (the District) and explains the purpose and Arizona laws that grant the District the rights and powers to conduct that purpose.

**Article 2** describes the purpose of the District, to manage the irrigation water delivery system within the land of the District and support the orderly delivery/use of the SRP irrigation water by landowners in the District.

**Article 3** is a simple explanation of when the District is being set up and the steps involved in the process. The Month/Date/Year will be entered following the required approval and organizational steps.

**Article 4** explains the that governing Board of Trustees consists of three landowners within the District who will take an oath, be bonded, and serve without compensation. The responsibilities of these trustees will include management and control of the District. the Maricopa County Treasurer serves as the District treasurer and has no voting authority and a secretary will be elected by the board after each election to keep minutes of meetings and maintain correspondence/records. The board can create a committee of advisors made of property owners and volunteers to help with District business, administrative work, and advise the Board. This committee has no authority to act for the District and all property owners are encouraged to take part regardless of water use.

**Article 5** explains the way trustees are elected (every two years on the 3<sup>rd</sup> Wednesday of November) and the term length (2 years). If a new trustee is not chosen, the current trustee continues to serve. A vacancy between terms will be filled by the remaining trustees to serve the rest of the term.

**Article 6.1** explains the meeting requirements for the District, which includes public meetings as needed and at least one public meeting per fiscal year following Arizona's Open Meeting Law.

**Article 6.2** explains the rules relating to the required annual meeting each fiscal year to review the proposed annual budget, the financial report and address other matters requiring Board action. Notice of this meeting will be posted 30 days in advance on the District website and physically posted at designated spots within the District 48 hours prior to the meeting.

**Article 6.3** describes other meetings to be held as needed, with notice given at least 24 hours in advance (except in the case of an actual emergency as allowed by law).

**Article 6.4** describes how meeting notices will be posted and what must be included in the notice.

**Article 6.5** explains that an agenda will be prepared for each meeting and posted on the District website. This agenda provides the framework for what the Board will discuss, consider, and act on during the meeting.

**Article 6.6** outlines the requirements of meeting minutes/recordings, being made public withing 3 working days of the meeting.

**Article 7** outlines the requirements of a quorum, which will be two trustees, and explains that the vote of the majority of the quorum will be the act of the Board.

**Article 8** explains that the District can only use funds lawfully collected (including revenues from property tax levy) and used only for lawful District purposes. Distribution requires signatures of at least 2 trustees.

**Article 9.1** outlines repairs and maintenance items and explains that “original District irrigation system” relates to the irrigation system infrastructure in place at the time of the formation of the District.

**Article 9.2** explains that the District is only responsible for the original District irrigation system unless approved otherwise. If a property owner has added extensions, additional risers, or non-original improvements, the District is not responsible for maintaining those items. Property owners must keep the District irrigation system accessible for repairs and inspection as needed, and any structures that obstruct maintenance/repair are not the responsibility of the District to replace.

**Article 9.3** asks property owners to not plant anything within proximity of the irrigation lines that might limit access to the lines or cause damage. Trees and Shrubs planted before January 1, 2026, are exempt from this restriction unless/until they cause damage to the system.

**Article 9.4** outlines the repair responsibility determinations and explains that the Board will review each item to figure out responsibility.

**Article 9.5** reminds property owners they are responsible for maintaining berms, grading, and on-property conditions necessary to contain irrigation water used. If these on-property conditions are not maintained, the property owner may have restricted access until these issues are resolved.

**Article 9.6** restricts anyone from damage, modification, or obstruction of the District irrigation system without authorization. If damage is caused, the District may repair the damage or require that it be repaired passing the cost to the individual causing the damage.

**Article 10.1** explains that most properties are entitled to irrigation service if taxes/charges are paid.

**Article 10.2** outlines the ways service may be temporarily suspended to property owners. The District will notify property owners if maintenance, repair, improvement, safety, or emergency situations require it.

**Article 10.3** reminds property owners that unsafe conditions, unreasonable interference, or repeated problems could result in suspended water irrigation service as noted in 10.2.

**Article 10.4** outlines unauthorized use or interference. This includes any opening, closing, changing, diverting, or theft of irrigation water and could result in the Board taking reasonable action.

**Article 10.5** reminds each property owner they are responsible for following the District's irrigation schedule, repairing leaky valves and ports, and keeping irrigation areas reasonably free of debris.

**Article 10.6** explains the delivery schedule and rules are set up by the Board in coordination with SRP delivery arrangements.

**Article 10.7** explains that complaints about the irrigation system, conditions, or operations should be given to the board in writing (either paper or email).

**Article 11** sets up the fiscal year as July 1 – June 30.

**Article 12** reminds property owners that bylaws can be amended, repealed or replaced by the Board at a public meeting (following rules outlined above). Amendments take effect once approved by the Board.

**Article 13** shows the method for creation of the District's budget each fiscal year. The budget will be reviewed at the annual meeting, and property owners are encouraged to attend and provide input. The amount required to be raised by property tax will be sent on or before July 1 of each year.

**Article 14** establishes rules around record keeping and reports. The District will keep and maintain records according to the law, with an annual report given to the Maricopa County Board of Supervisors.

**Article 15** outlines conflicts of interest and requires any trustee with a conflict of interest to refrain from voting on the matter.

**Article 16** explains when a Trustee may be compensated for reasonable expenses and liabilities arising from service to the District. The District is also authorized to buy insurance for the benefit of the District.

**Article 17** outlines the method for dissolution of the District, and how distribution of any remaining funds will be distributed once all payments of debts and obligations are met.