

Granite Oaks Water Users Association
Board Meeting Minutes
Meeting of October 23, 2024

Draft
Contract Staff

BOARD MEMBERS

Ken Nelson, President
Matt Olson - Vice President
Daryl Mathern, - absent
Ron Weber – Treasurer
JD Sale - Board Member
Jim Bricker – Board Member

Bob Busch, Manager, GOWUA
Cheryl Ibbotson – Ariz. Utility Billing Solutions-absent
Derek Scott- A Quality Water Co.-Operator

Devon White–Legal Counsel

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1. The meeting was convened at 9:00 AM at 302 W. Willis St., by President Ken Nelson.
 2. a. **Review/Approval of Minutes of Board Meeting of September 25, 2024.**

Motion: Matt Olson moved to approve the Minutes of August 28, 2024. Ron Weber seconded. Motion passed unanimously.

3. Reports:

3a. Financial Report

Allen Kaplan reported that GOWUA has one more customer than this time last year. He reported that year to date we have 18k in net income Revenue year to date is 201k. Net income year to date is 18k less than last year at this time, with expenses 16k higher than a year ago due to Repairs and Maintenance and legal/Professional expense. Allen reported that cash is up about 68k from the beginning of the year. He reported that there was 53K in Construction in Progress. Bob Busch commented that most of the amount, except got the Deerfield Generator should be removed and charged to expense. Allen commented that the fourth quarter last year had a 7k loss. With insurance and taxes due yet this year, it could be a bigger loss.

Motion: JD Sale moved to approve the financial report. Ron Weber seconded. Motion passed unanimously.

3b. Operator's Report

Derek Scott reported that September was a quiet month. He stated that there were not major repairs during the month. Both sounders have been repaired. He will sound the wells this month and re port.

3c. AZ Utility Billing Report

Nothing to Report

3d. Manager's Report

Bob Busch reported that there were 340,543 gallons of unaccounted for water in September, or 4.72% of water sold. Bob reported that there were 58 high users, using 2,952,960 gallons or 42.9% of total usage.

Bob reported that Deerfield Generator is still not complete. The plumbing work has been inspected and passed and we are not waiting for Amerigas to install the regulator and connect

the gas line. He stated that he had other items to report, but they are on the agenda for later in the meeting.

4. OLD BUSINESS

4a. Action Items

- *Action Item: Legal Counsel will review the cancellation contract and the ARPA 0036 contract with Yavapai County and advise the Board.*

Ongoing

- *Action Item: Bob Busch will contact Ms. Albrecht to determine how much of an increase GOWUA might reasonably request.*

Completed

- *Action Item: Legal Counsel will contact Deepwell Ranch representatives to determine whether the Deepwell Ranch easement at Post Oak Rd. could be used for GOWUA access and pipeline.*

Deepwell has been contacted but no response made as yet. (Pending)

4b. Discussion and possible action concerning the addition of alarms at the GOWUA wells.

Ken Nelson reported that he has been investigating alarm options with a contact he. He said he still has some questions about which would be the best approach. He stated that the Mission Control people told him that their unit could connect with up to 5 different carriers, but only one is selected for the system. Then only that carrier is used for communication. Ken stated that he has checked the cabling between Post Oak and the wells, and there appear to be 2 spare cables. He said he would like to do more investigating. He said he has the names of 3 companies out of Phoenix that do this kind of work.

No Action taken on this item.

4c. Discussion and possible action concerning filing a rate case for GOWUA.

Bob Busch reported that he had talked with Sonn Albrecht regarding how much the Company might request in a rate case. Her response was that the Company could reasonably request 40-60k additional revenue. There was some discussion about when to file a rate case. It was the consensus of the Board to wait for the end of 2024 to decide.

4d. Discussion and possible action concerning the disposition of the property at Glenshandra.

Devon White reported that his firm has been in contact with representatives from Verizon concerning the use of the Glenshandra property. Verizon is apparently familiar with the property and they are interested in placing a tower on the site. There was some discussion about the various options that might be possible ways an agreement might be made with Verizon.

MOTION: Jim Bricker moved to proceed with discussions with Verizon in pursuing possible use of the Glenshandra property for a cell tower. Matt Olson seconded. Motion passed unanimously.

4e. Discussion and possible action to approve the Cancellation of the ARPA0036 Grant and the return of \$8,645.00 to Yavapai County.

Devon White reported that legal counsel had talked with the County Attorney, who indicated he was not fully informed of the specifics, but reiterated that the project did not qualify as an ARPA project..

Action Item: BPCWS will discuss further with the County.

4f. Discussion and possible action concerning a possible location for a new well.

No action taken on this item.

4g Discussion and possible action to fill vacancy on the Board of Directors.

Ken Nelson stated that he had received contacts from a couple of people who might be interested in serving on the Board. He will invite them to the next meeting.

4h. Discussion and possible action concerning an insurance renewal quote for \$12,049.00 presented by NFP insurance.

Mr. Bill Weber of NFP Insurance was added to the meeting via telephone, and explained the background for the insurance quote. He responded to several questions posed by Board Members.

Motion: Matt Olsen moved to approve the insurance renewal proposal as submitted. Ron Weber seconded. Motion passed unanimously.

5. NEW BUSINESS

5a. Setting a date/time for the November Meeting of the Board of Directors

After some discussion it was the consensus of the Board to hold the next Board Meeting on Wednesday, December

5b. Discussion and possible action concerning water hammer problem on Glenshandra Dr.

Bob Busch reported that he has obtained a quote to add a new water service to 2115 W. Glenshandra. He stated that Mr. Sych informed him that the temporary bypass of Mr. Tague's line did not eliminate the problem. Bob stated that Mr. Zych told him the meter boxes have been reset and buried.

After some discussion, it was the consensus of the Board that it was not the Company's problem.

No Action was taken on this matter.

5c. Financial Matters

There was a discussion about the cash and maturing CD's in the Schwab Account. There is about 60K in cash and two 60K CD's that mature in November.

MOTION: Matt Olson moved to invest the cash in a new CD, roll over one of the CD's that mature in November, and take the cash in the other one. JD Sale seconded the motion. Motion Passed unanimously.

Meeting was adjourned at approximately 10:60 AM.

Next meeting is scheduled for Wednesday, December 4, 2024 at 302 W. Willis.

Minutes transcribed by Bob Busch

Submitted By:

Secretary