

Granite Oaks Water Users Association
Board Meeting Minutes
Meeting of February 28, 2024

BOARD MEMBERS

Approved March 27, 2024
Contract Staff

Bill Whittington– Board Legal Counsel

1. The meeting was convened at 9:00 AM at 302 W. Willis St., Prescott, by President Ken Nelson.

2. Review/Approval of Minutes of Board Meeting of December 18, 2023.

Motion: Daryl Mathern moved to approve the Minutes of December 18, 2023 as written. Ron Weber seconded. Motion passed unanimously.

Review/approval of Minutes Board Meeting of January 24, 2024..

There were a couple of corrections made to the minutes.

Motion: Daryl Mathern moved to approve the Minutes of January 24th as corrected. Ron Weber seconded. Motion passed unanimously.

The President then moved the meeting to item 4C on the agenda to accommodate Jonathan of Fever Controls.

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

Ken Nelson began the discussion by describing the existing alarms at Post Oak. There is a low tank alarm, an alarm indicating power outage, a high/low pressure on the distribution system, communication loss and high control cabinet temperature.

After some discussion, it was recommended that the following alarms be provided.

- Pressure transducer in one storage tank -for continuous level information on water level
- a/c power normal/fail
- Pressure in distribution system
- Control cabinet temperature.
- Well call/fail for each well
- Flow meter indicator
- Generator on/high temperature

The above system would require Mission Control modules at each site and cell service at each site.

There was some discussion of the pros and cons of using line-of-site radios to provide the link between the well sites and Post Oak.

It was agreed that Fever Controls would provide a plan and cost proposal for the Board's consideration.

3. Reports:

3a. Financial Report

Allan Kaplan reported that total Revenues for January were 15k or about .7k more than last year. Expenses of 16.9K were .9k less than last year. He stated that there were no charges to Repairs and Maintenance for the month. The net loss for January was 1.5K, which is 1.6K less than the loss last year at this time. Allan reported that the cash balance increased by 55k from December to 219K. He reported that there was a pending invoice to Matrix for \$120,536 for the Tank Project and a corresponding ARPA reimbursement for \$55,147, for a net outlay of \$65,391. Allan reported that the total cost of the Tank Project thus far, including legal fees is \$397,240.94 with reimbursement of \$112,007.36 for a net cost so far of \$285,233.58.

Motion: JD Sale moved to approve the Financial Report. Daryl Mathern seconded. Motion passed unanimously.

3b. Operator's Report

Derek Scott reported that all equipment is working properly at this time. He reported that there was a leak at the tanks due to the new tank foundation being lower than the two existing tanks. He reported that the new meter on Granite Oaks Drive is to be completed today. He reported that January was a quiet month and all equipment is working well.

3c. Arizona Utility Billing

Cheryl Ibbotson reported that they had 27 leak alerts mid-month and 25 at the end of the month. There were 10 repeat offenders both mid-month and at the end of the month. They received 15 calls of appreciation for the letter sent recently to customers. Bob Busch commented that he had received two calls of appreciation for the letters.

3d. Manager's Report

Bob Busch reported that he received a notice from ADEQ that an inventory of lead contained in water systems was being conducted and that are required to complete an inventory of lead in our system and we would be contacted by someone to assist. Derek Scott commented that any system created before 1990 has the possibility of having components with lead in the system. He stated he has been contacted and told that he is to prove every service has no lead in it. He stated that our system wasn't constructed until after 1992 and would be exempt. There are stamped and approved drawings at the county confirming it.

Bob reported that he has not heard any more from the ACC regarding the Line of Credit Application. The Staff is still working on their report. He reported that the unaccounted for water in January was 45,734 gallons or 2.08%. The average for the past 12 months was 4.04%. Bob reported that the property owner adjacent to the Glenshandra site has expressed an interest in

purchasing the Glenshandra property, giving GOWUA permanent access. He commented that the Board may hear more on the subject.

4. OLD BUSINESS

4a. Action Items

- *Action Item: Bob Busch will send the letter to customers to Arizona Utility Billing for mailing to customers.*
Completed. Letter mailed.
- *Action Item: Daryl Mathern will check back with the property owner (about a possible well site).*
Completed. Daryl Mathern reported that the property owner has changed her mind about possibly making an area available for a well site.
- *Action Item: Derek Scott will contact Fever Controls for a quote (well alarms).*
Completed. See above discussion.

4b Discussion and possible action concerning obtaining a line of credit for \$100,000.

No action taken.

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

See above discussion.

4d. Discussion and possible action to approve a proposal to service the backup generators for the upcoming year.

Two proposals were received: one from Empire Cat totaling \$4,298 and one from Elan Electric totaling \$3,797. JD Sale suggested that we contract with both firms. Elan Electric's proposal for the new generator is less than Empire's and the other two sites are about the same from each firm. Bob Busch noted that the reports provided by the two companies are slightly different. Empire Cat includes a 2 hour load test, Elan includes a one hour load test.

MOTION: JD Sale moved to contract with Elan Electric for the new generator and Empire Cat for the Glenshandra and Post Oak Generators and authorizing the Manager to sign the proposals. Ron Weber seconded. Motion passed unanimously.

4e. Discussion and possible action concerning the addition of a new well at the Glenshandra site (ARPA 0036).

It was the consensus of the Board that drilling a well on the Glenshandra property should be put on hold.

Bob Busch commented that in his discussions with the County indicate that ARPA0036 needs to be completely under contract by the end of 2024. Otherwise the grant to be at risk.

There was an extended discussion about the possibility of locating a new well on property adjoining the GOWUA boundary, either on state land or on Deepwell Ranch property.

Action Item: Ken Nelson with work with Bill Whittington to contact someone with the Deepwell Ranch to explore the possibility of a well site on Deepwell Ranch.

Action Item: Bob Busch will contact Yavapai County to determine what would be required to change the location of the well site.

5. NEW BUSINESS

5a. Discussion and possible action to renew employment contract for Manager, Bob Busch.

There was a brief discussion about the contract.

MOTION: Ron Weber moved to approve the new contract with Robert Busch. JD Sale seconded the motion. Motion passed unanimously.

Meeting was adjourned at approximately 11:05 AM.

Next meeting is scheduled for Wednesday, March 27th, 2024 at 302 W. Willis.

Minutes transcribed by Bob Busch

Submitted By:

Secretary