

Granite Oaks Water Users Association

Board Meeting Minutes

Meeting of June 26, 2024

Approved July 24, 2024

Contract Staff

BOARD MEMBERS

Bill Whittington– Board Legal Counsel

1. The meeting was convened at 9:00 AM at 302 W. Willis St., by Secretary, Daryl Mathern.
2. **Review/Approval of Minutes of Board Meeting of May 22, 2024.**

Motion: Jim Bricker moved to approve the Minutes of May 22, 2024. JD Sale seconded. Motion passed unanimously.

3. Reports:

3a. Operator's Report

Derek Scott reported that the meter at Post Oak has been replaced. He reported that the static level readings may be a bit off because he was not able to take measurements after wells were off for two hours because of pumping demand. He reported that the new generator has been placed at Deerfield, but it is not yet in service. Bob Busch commented that according to Elan Electric, the tank will be repaired on Monday, and then installation will be completed and startup completed. He commented that the generator should be up and running by the end of next week. Static levels as of 5/6/24: Post Oak-334.0; Deerfield- 282.6; Glenshandra- 283.6.

3b. AZ Utility Billing Report

Cheryl Ibbotson reported that Arizona Utility Billing has issued a disconnect for one customer. She also reported that they are working with a property manager on another former customer rental account with a balance due.

3c. Manager's Report

Bob Busch reported that he estimated the gallons pumped from Post oak for the year to date, based on the amounts pumped from Deerfield and Glenshandra. The total estimated pumped year to date is estimated to be 17,547,852 gallons. The amount sold year to date is 16,657,630 gallons. That would make unaccounted for water at 890,222 gallons or 5.07% year to date. He reported that there were 48 high users in May, using almost 2.5 Million gallons or 39% of total use.

Mr. Busch reported that the Glenshandra complaint to the ACC is hopefully resolved. He reported that he received a phone call from the complaining party, indicating that the water hammer had

stopped after the neighbor had 2 toilet flush valves replaced. He said that the plumber recommended the water company replace the check valves at the meter. It was confirmed that the check valves were replaced when the meters were changed out.

Mr. Busch reported that the Deerfield Generator installation began on June 4th and that a gas leak at the tank halted installation until the leak could be repaired. He reported that he anticipated the generator installation would be completed by the end of next week. The new transfer switch has not arrived as yet, and will be installed when it arrives. In the meantime, we have no backup generator at Deerfield.

Mr. Busch introduced Mr. Chad Tidland, a property owner with a well. Mr. Tidland explained that he has a well that is not connected to the house and never has been. He asked whether testing the backflow prevention device is a state regulation. It was explained that the requirement is a GOWUA policy that states a backflow prevention device is required when an operational well exists, whether or not it is connected to the water system. There was some discussion about making an exception in this case and the problems that could arise if an exception were to be granted. It was the consensus of the Board not to make an exception in this case. Mr. Tidland indicated that he understood and that he would have the device tested. He thanked the Board for the opportunity to address the Board.

4. OLD BUSINESS

4a. Action Items

- *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.*

This item is still pending

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

The Fever Controls representative was again unavailable. It was suggested that Fever Controls prepare a written proposal for the Board.

Action Item: Derek Scott will contact Fever Controls and attempt to obtain a written proposal.

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

Mr. Busch stated that he sent several emails to Sonn Albrecht and got no response. After some discussion, it was suggested that Mr. Busch contact a representative of the ACC for input.

Action Item: Bob Busch will contact the ACC and obtain input regarding a possible rate case. meeting.

4d. Discussion and possible action to select an Assistant Treasurer for the Board.

There was a very brief discussion of the matter and it was the Board consensus to take no action at this time.

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

Mr. Busch reported that he talked to a surveyor about splitting the property. The surveyor advised that it could cost up to \$2,000 depending on the amount of work needed, but that since it is in a platted subdivision, the County would have to agree. Mr. Busch reported that he talked to the County about splitting the property. The County advised that it would require 100% of

the property owners in the subdivision phase (there are 45 owners) to sign and notarize signatures approving the split. Mr. Busch reported that the County was going to forward to him the written requirements. The Board took no action on this item.

5. NEW BUSINESS

5a. Discussion and possible action concerning a Shareholder’s Meeting in July, 2024.

Shareholder meetings are held on the last Saturday in July (July 27,2024). Daryl Mathern stated that attendance has been in the twenties, including board members. Several Board members indicated they would not be available for the July meeting. Jim Bricker asked whether or not the meeting could be postponed. Mr. Whittington stated that the Board’s own rules call for a time for the meeting. He offered several remedies, including revising the By-Laws. After some discussion;

Motion: JD Sale moved to have the Annual Shareholder in September and that the Manager poll the Board for the best date. Ron Weber seconded. Motion passed unanimously.

Motion: Jim Bricker moved to adjourn the meeting. JD Sale seconded. Motion passed unanimously.

Action Item: Bob Busch will prepare a draft revision to the Bylaws for consideration at the next Board meeting.

Meeting was adjourned at approximately 10:05 AM.

Next meeting is scheduled for Wednesday, July 24, 2024 at 302 W. Willis.

Minutes transcribed by Bob Busch

Submitted By: _____
Secretary