

Granite Oaks Water Users Association

Board Meeting Minutes

Meeting of July 24, 2024

Approved August 28, 2024

Contract Staff

BOARD MEMBERS

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

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

Bill Whittington– Board Legal Counsel
John Hughes – Resident & Customer

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

2. **Review/Approval of Minutes of Board Meeting of June 26, 2024.**

Motion: Daryl Mathern moved to approve the Minutes of June 26, 2024 with the changes noted.. Jim Bricker seconded. Motion passed with Matt Olsen abstaining.

3. Reports:

3a. Operator's Report

Nothing to report

3b. Financial Report

Allan Kaplan reported that 3 new customers have been added since the end of last year. He reported that revenue for year to date is about 7k less than budgeted and expenses are about 23k less than budgeted and net income of 5.5k is about 16k more than budgeted. He reported that revenue is about 6K more than last year at this time while expenses are about 11k more, leaving net income about 6.5k less than last year at this time. The main differences are: Accounting Contract Expense and, Purchased Power are about 2k more, Legal & Professional Expense is about 3k more than a year ago while Accounting extras and Repairs/Maintenance are about 1k more. Allen reported that cash balance is at 256k. He reported that we have capitalized 10.4k for a new service line, 285k for a new storage tank and 3.1k for a new water meter.

Motion: Matt Olsen moved to approve the financial report. Jim Bricker seconded. Motion passed unanimously.

3c. AZ Utility Billing Report

Cheryl Ibbotson reported that Arizona Utility Billing has one disconnected service that was a rental property. The balance due is \$490.14, The property owner is a GOWUA resident and customer at another property. She asked the Board whether or not to file a lien on the property. It was the Board's consensus that the owner should be sent a letter notifying him that a lien would be placed on the property with the past due balance if the amount is not paid within 30 days.

3d. Manager's Report

Bob Busch reported that 13, 263 more gallons were sold in June than were pumped. He said he could not calculate the 12 month unaccounted for water percentage because the Post Oak Well

was malfunctioning for most of the first part of the year. He reported that he had gotten information from Sonn Albrecht and she asked for information for the fiscal year ending June 30, 2024. He stated he would send the information as soon as he received the June, 2024 financials. He also reported that he had talked to the representatives of the ACC, who stated that if the Board decided to file a rate case, they would send instructions stating what information was required and the steps that need to be taken. Matt Olsen stated that his concern was that with the long lead time required to complete a rate case, and the continuing increase in costs, he thought we should file sooner rather than later. Bob reported that the Deerfield generator is still not in service. He said Suburban Propane decided they could not service the tank because it is an Amerigas tank. Amerigas agreed to inspect the tank, and put a red tag on it. He stated that he has been unable to get anyone at Amerigas to explain the tag and what is required to remove the tag. There was a general consensus to instruct Bob to find out the cost to purchase a propane tank and inform the Board.

Bob Reported that the Glenshandra well is back in production. He said he thought KP Ventures did a good job getting a new pump in the well in about 5 days. He has not yet received a bill. There was some discussion about the One Call Now announcement and the paper Flyer that was distributed. It was the Board consensus to include information in the next bill asking for current phone numbers and emails from all customers.

Bob reported that he had a meeting with representatives of Yavapai County concerning ARPA projects. He said they subsequently sent an agreement cancelling ARPA 0036- New Well at Glenshandra. The County is requesting the return of about \$8,600 sent to GOWUA on the project.

Ken Nelson commented that he has gotten a request for several dates when a meeting with Deepwell Ranch reps could meet. After a discussion Ken noted that Monday, Wednesday & Thursday afternoon 1-3pm are workable options. He will advise when the meeting is set.

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.*
Completed
- *Action Item: Derek Scott will contact Fever Controls and attempt to obtain a written proposal.*
Still Open
- *Action Item: Bob Busch will contact the ACC and obtain input regarding a possible rate case. meeting.*
Completed
- *Action Item: Bob Busch will prepare a draft revision to the Bylaws for consideration at the next Board meeting.*
Completed.

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

No action taken.

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

It was the Board consensus to wait for further information from Sonn Albrecht.

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

After some discussion, it was the Board consensus to hold this item until the end of summer when Ron Weber can attend.

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

Bob Busch stated that according to the County, a replat of the subdivision is required to split the Glenshandra property. Signatures of one hundred percent of the property owners in the subdivision are required to replat. He stated he inquired about the possibility of creating a utility easement for the GOWUA portion and selling the entire lot. The County reps were uncertain about that possibility.

Action Item: Legal counsel will investigate possible options for the Glenshandra property.

5. NEW BUSINESS

10:40 a.m.

5a. Discussion and possible action possible revision of the By-Laws concerning that date for the Annual Shareholder’s Meeting.

Motion: Matt Olson moved to approve the revision to Paragraph IV of the Bylaws changing language for establishing the date for the Annual Shareholder Meeting. Daryl Mathern seconded. Motion passed unanimously.

5b. Discussion concerning the time, place and agenda for the annual shareholder meeting.

Motion: Matt Olson moved to hold the Annual Shareholder’s Meeting on Saturday, September 14, 2024. Jim Bricker seconded. Motion passed unanimously.

There was some discussion about the agenda for the Annual Meeting. It was the consensus of the Board that introductions, statement of what has been accomplished, financials and a Q & A be a part of the meeting. There was a discussion about possibly discussing the water system, the service area, the wells, and how the system operates.

Action Item’: Bob Busch will put information together and present it to the Board for consideration.

5c. Discussion and possible action to approve the Cancellation of the ARPA0036 Grant and the return of \$8,645.00 to Yavapai County.

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

Meeting was adjourned at approximately 11:00 AM.

Next meeting is scheduled for Wednesday, August 28, 2024 at 302 W. Willis.

Minutes transcribed by Bob Busch

Submitted By:

Secretary