

Granite Oaks Water Users Association  
**Board Meeting Minutes**  
**Meeting of August 28 2024**

Approved Sept 25, 2024  
Contract Staff

BOARD MEMBERS

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

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

Bill Whittington– Board Legal Counsel (via phone)  
Guest: Johnathan Homer – Fever Controls

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1. The meeting was convened at 9:00 AM at 302 W. Willis St., by Vice President Matt Olson.
  2. **Review/Approval of Minutes of Board Meeting of July 24, 2024.**

**Motion: Jim Bricker moved to approve the Minutes of June 26, 2024 with the changes noted.. Ron Weber seconded. Motion passed unanimously.**

**3. Reports:**

**3a. Operator's Report**

Derek Scott reported that valve exercising and hydrant leak detection has been completed. He reported that a spare VFD was purchased following the Glenshandra well failure. It can be used in either Glenshandra or Deerfield wells. He stated that no wells were sounded this month because all sounders are being repaired.

**3b. AZ Utility Billing Report**

Cheryl Ibbotson reported that she reviewed the High Users Report to see how many receive leak calls during the month. Of the 56 high users in July, 14 received leak calls. Cheryl commented that she has included the Journal Report with the monthly financials. She stated that it requires lots of pages, and if it is not that useful to the Board, she suggested it be eliminated. After a brief discussion, it was the Board consensus to discontinue the monthly Journal Report.

**3c. Manager's Report**

Bob Busch reported that there was 327,119 gallons of unaccounted for water in July, or 4.39%. He stated that year to date 102.4 acre feet has been used by customers, 2.2 acre feet more than last year to date. Bob reported that there were 56 high users, using 3,048,430 gallons or 42.8% of total usage.

Bob reported that he received additional information from Sonn Albrecht regarding the rate case. She suggested that a fiscal year ending June 30, 2024 be used as the test year for a rate case. She seemed to encourage a rate case filing.

Bob commented that the Deerfield propane generator still is not in service. Elan Electric applied for a permit to install it, which was rejected by the County after a week or 10 days, because it was applied for as a residential, rather than a commercial permit. That is just the latest delay in the installation that started in June.

#### **4. OLD BUSINESS**

##### **4a. Action Items**

- *Action Item: Derek Scott will contact Fever Controls and attempt to obtain a written proposal. Completed*
- *Action Item: Legal counsel will investigate possible options for the Glenshandra property. Open*
- *Action Item; Bob Busch will put information together for a presentation at the Annual Meeting and present it to the Board for consideration. Completed*
- *Action Item: Legal Counsel will review the cancellation contract and the ARPA 0036 contract with Yavapai County and advise the Board. Open*

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

Johnathan Homer of Fever Controls presented an estimate of the costs to add communication links between Post Oak, Deerfield and Glenshandra, using cellular communications. The cost estimate was \$32,437.21. He explained that the proposal included placing a 21 ft. mast antenna at Deerfield because there is no line of sight to Post Oak. This would provide real time monitoring of the wells. The Board thanked him for taking the time to attend the meeting.

**No Action Taken.**

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

There was a discussion about the role Sonn Albrecht might take in a rate case action. Cheryl Ibbotson stated that Ms. Albrecht has filed rate cases for other entities and acted in behalf of the company. She stated that other entities have paid up to about \$10,000 for her assistance.

**Motion: Daryl Mathern moved to obtain a proposal from Son Albrecht to file a rate case in behalf of GOWUA. Ron Weber seconded. Motion passed unanimously.**

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

There was a brief discussion about the recent meeting with Deepwell Ranch representatives. Matt Olson summarized the discussions at the meeting. Bill Whittington stated that his office would like to have a conversation with the attorneys of the Deepwell Ranch, but cannot do so until/unless a consent & waiver is approved by GOWUA. Bill Whittington stated that his staff is researching the issues involving selling or otherwise disposing of the Glenshandra property.

**No Action Taken.**

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

Bill Whittington reported that he and Bob Busch had a brief phone call with the County regarding the issue. He said neither he nor Bob could find anything in the agreement with the County that calls for repayment. The County rep seemed to think repayment is required. A followup meeting is set with the County's representatives and attorney to further discuss the matter.

**No Action Taken.**

**5. NEW BUSINESS**

**5a. Consideration of possible presentation for the Annual Shareholder’s Meeting.**

Bob Busch stated he had prepared a photo presentation outlining the service area, service lines, wells and storage tanks of the GOWUA water system. He was unable to complete the presentation due to equipment malfunction. A brief discussion followed about the presentation being presented in PowerPoint. Matt Olson volunteered to conduct the presentation at the Annual Shareholder Meeting. .

**5b. Discussion and possible approval of Waiver and Consent for BPCWS to represent GOWUA in connection with the Deepwell Ranch.**

Bill Whittington explained that the waiver is needed because his firm also represents the Deepwell Ranch. The waiver will need to be signed by both parties.

**Motion: Daryl Mathern moved to approve the Consent & Waiver presented by BPCWS. Jim Bricker seconded. Motion passed unanimously.**

**Motion: Ron Weber moved to authorize the Board Secretary to Attest the Consent & Waiver. Jim Bricker seconded. Motion passed unanimously.**

Meeting was adjourned at approximately 10:35 AM.

**Next meeting is scheduled for Wednesday, September 25, 2024 at 302 W. Willis.**

Minutes transcribed by Bob Busch

**Submitted By:** \_\_\_\_\_  
**Secretary**