

Granite Oaks Water Users Association  
**Board Meeting Minutes**  
Meeting of September 25, 2024

Approved 10/23/24  
Contract Staff

BOARD MEMBERS

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

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

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 August 28, 2024.**

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

b. **Review/Approval of Minutes of the Annual Shareowner Meeting of September 14, 2024.**

**Motion: Daryl Mathern moved to approve the Minutes of the Annual Shareowner Meeting of September 14, 2024 with changes noted. Ron Weber seconded the motion. Motion passed unanimously.**

**3. Reports:**

**3a. Operator's Report**

Nothing to report.

**3b. AZ Utility Billing Report**

Cheryl Ibbotson reported that there was about \$67,000 in the Operations and Corporate Accounts. She stated that she would be out of the office during the last part of October and suggested an online option for issuing checks during that time. It was the consensus of the Board to continue with printed checks, with one of the authorized Board Members signing the check.

**3c. Manager's Report**

Bob Busch reported that there were 313,206 gallons of unaccounted for water in August, or 4.37% of water sold. Bob reported that there were 54 high users, using 2,928,370 gallons or 42.% of total usage.

Bob reported that he received a proposal from Sonn Albrecht regarding the rate case. He commented that the County had inspected and approved the new plumbing line at the Deerfield generator. Amerigas is to install a regulator. Elan Electric will install the new transfer switch.

Bob reported that for the Annual meeting, OneCallNow system reached 438 customers with 24 others not reachable. Arizona Utility Billing has updated records on those unreachable.

The water hammer issue at Glenshandra continues. Bob reported that he met with the two owners, Jim Bricker and Derek Scott at the site, reviewed the situation and confirmed that there is no cross connection between the properties. Mr. Dan Tague, one of the owners, offered to install a temporary line from his meter to his water heater in the house, to by-pass an irrigation valve. We are waiting for results from that test.

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

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

- *Action Item: Legal counsel will investigate possible options for the Glenshandra property. Completed*
- *Action Item: Legal Counsel will review the cancellation contract and the ARPA 0036 contract with Yavapai County and advise the Board. Pending*

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

A general discussion ensued concerning the types of alarms existing and desired alarms at the well sites and the lack of detail on the Fever Controls proposal.

***No Action Taken.***

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

There was a discussion about what kind of an increase GOWUA might request. It was suggested that Ms. Albrecht be contacted to see how much of an increase GOWUA might apply for.

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

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

There were several different discussions about the Glenshandra property during the meeting. Devon White reported on possible options for use of the property, including replatting the subdivision and selling the entire 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.**

There was a general discussion about the cancellation agreement and possible options.

*Action Item: BPCWS will discuss further with the County.*

#### **5. NEW BUSINESS**

##### **5a. Discussion and possible action concerning water hammer issue on Glenshandra.**

Following the report from the Manager, there was a discussion about whether or not GOWUA is responsible for the problem.

**No Action was taken.**

##### **5b. Discussion and possible action to fill vacancy on the Board of Directors.**

**No Action Taken.**

**5c. Discussion and possible action concerning a possible location for a new well.**

*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.*

Meeting was adjourned at approximately 10:35 AM.

**Next meeting is scheduled for Wednesday, October 23, 2024 at 302 W. Willis.**

Minutes transcribed by Bob Busch

**Submitted By:**

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**Secretary**