

Granite Oaks Water Users Association

Board Meeting Minutes

Meeting of February 26, 2025

Approved March 26, 2025

Contract Staff

BOARD MEMBERS

Ken Nelson - President
Matt Olson - Vice President
Daryl Mathern, -Board Member
Ron Weber – Treasurer
JD Sale - Board Member
Diane Harlan – Board Member

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

Bill Whittington–Legal Counsel (via telephone)

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 January 22, 2025.

Motion: Matt Olson moved to approve the Minutes of January 22, 2025 with corrections as noted. Ron Weber seconded. Motion passed unanimously.

3. Reports:

3a. Operator's Report

Derek Scott reported that a chlorine leak at the Glenshandra well has been repaired. He stated that the brush pile at Glenshandra has been removed. He reported that motors & pumps had been lubricated. He also reported that ADWR will be sounding the wells in the next few weeks. He will advise Ken Nelson and Matt Olson when that is scheduled so that they can be present.

3b. AZ Utility Billing Report

Cheryl Ibbotson had nothing to report.

3c. Manager's Report

Bob Busch reported that unaccounted for water was 329,293 gallons in January or 10.88 %. He said there were 6 high users that used 322,500 gallons. He reported that he submitted the signed Franchise Agreement to Yavapai County. It will be on the agenda for the Board of Supervisors meeting on March 5th, where it will be signed and then recorded. A completed copy will be mailed to GOWUA. He stated that the water hammer problem at the properties on Glenshandra seem to be solved due to one or more actions taken by Mr. Zych's neighbor.

4. OLD BUSINESS

4a. Action Items

Action Item: Bob Busch will invite Sonn Albrecht to attend the March meeting to discuss rate case options and strategy.

Completed

Action Item: Bob Busch will arrange to obtain an appraisal on the land and report to the Board.

Completed. Appraisal will be available by next Board meeting.

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

Ken Nelson reported that he is working on a plan. He stated that alarms could be added for the two well sites for a few hundred dollars. He will continue to work on a plan.

Action Item: Ken will test wires from Post Oak to the well sites for continuity.

No Action taken on this item at this time.

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

No further action taken on this item.

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

Bob Busch reported that he has had a couple of phone conversation with Dale Wilson of DW Tower, who has indicated their continued interest in the project. Mr. Wilson offered to meet with the Board to answer any questions. Mr. Busch reported that the property being appraised is the portion of the Glenshandra property not occupied by the well site. It is slightly over an acre.

No action was taken on this item.

4e. Discussion and possible action concerning a possible location for a new well.

Bill Whittington reported that he has had a conversation with the attorney representing Deep Well Ranch concerning GOWUA's possible use of the easement from Post Oak Rd. . He said that GOWUA would be willing to maintain the easement. Deep Well is apparently considering the matter.

No action taken on this item at this time.

5. NEW BUSINESS

5a. Discussion and possible action to select a Treasurer for the Board of Directors and change signers on the GOWUA Bank Accounts.

There was a discussion about officers or directors changing offices. It was the Board consensus that Board Members or Officers could be changed with Board approval. With the resignation of Ron Weber, Matt Olson volunteered to serve as Treasurer. JD Sale volunteered to serve as Vice President. The Board members concurred with the reassignment of officers.

The current officers for GOWUA are:

President -	Ken Nelson
Vice President –	JD Sale
Secretary –	Daryl Mathern
Treasurer –	Matt Olson

It was the consensus of the Board to have a resolution confirming the above officers as signers on the GOWUA accounts signed by the President and Secretary.

Meeting was adjourned at approximately 10:15 AM.

Next meeting is scheduled for Wednesday, March 26, 2025.

Minutes transcribed by Bob Busch

Submitted By:

Secretary