

Granite Oaks Water Users Association
Board Meeting Minutes
Meeting of April 23, 2025

Approved May 28, 2025

Board Members

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

Contract Staff

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

Bill Whittington–Legal Counsel

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

Ken Nelson introduced Dewey Levi from Granite Mtn. Water Company who spoke to the Board about the current situation with Granite Mtn. Water. He stated that their well was now only producing about 18 gal/min, not sufficient for their needs. He stated that the Company is hauling water from the City of Prescott to supplement their needs. He said he was seeking help from GOWUA, either as a source to haul water or an interconnection. After some discussion, President Nelson requested that their request be put in writing, including the amount of water needed. The Board would consider the request.

2. **a. Review/Approval of Minutes of Board Meeting of March 26, 2025.**

Motion: Matt Olson moved to approve the Minutes of March 26, 2025 with the corrections noted. JD Sale seconded. Motion passed unanimously.

3. **Reports:**

3a. Financial Report

Allen Kaplan handed out a revision to the Comparative Statement of Income and Expense from the 12/31/2024 financial report. He reported that Revenues for year to date were about \$2,000 higher than budgeted and Expenses were about \$9,000 less than budgeted and the Net Income(Loss) of 4.7K was about 11k less than expected year to date. He reported that the Net Income(Loss) was less than the 8k loss for YTD 2024. He reported that Cash on Hand has decreased about 1.3k since January 1, 2025.

Motion: Diane Harlan moved to accept the Financial Report. Daryl Mathern seconded. Motion passed unanimously.

3b. Operators Report

Derek Scott reported that all equipment is working properly, meter reading went well and March was a quiet month. There was a discussion about the well static levels measured by ADWR recently. Static levels were down at least 11 feet from 2024.

Action Item: Derek will begin reporting on water levels in the wells after they have been running for a couple of hours.

3c. Arizona Utility Billing Report

Cheryl Ibbotson delivered a document from Schwab Investments requiring information and Board Member Signatures. She stated that she will be out of town for several weeks and asked whether one of the Board Members would sign checks while she is gone. Ken Nelson volunteered.

3d. Manager's Report

Bob Busch reported that unaccounted for water was 242,725 gallons for March, or 8.34% of water pumped. He said there were 4 high users, accounting for 198,710 gallons. He stated that he had filed the Annual Report to the ACC Corporations Division-including all current officers of the Company.

4. OLD BUSINESS

4a. Action Items

- *Action Item: Bob Busch will contact Dale Wilson of DW Tower and communicate the offer to sell.*
Completed
- *Action Item: Bob Busch will arrange to obtain a proposal for generator maintenance service for the Glenshandra and Post Oak wells from Elan Electric*
Completed

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

No action taken on this item.

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

No action taken on this item.

4d. Discussion and possible action concerning a possible location for a new well. **No action taken on this item.**

5. NEW BUSINESS

5a. Discussion and possible action to approve a proposal for generator maintenance at Glenshandra and Post Oak for the coming year.

There was a discussion about the proposal from Elan Electric and the one from Empire Cat. The proposal from Empire Cat was a few hundred dollars less than the one from Elan Electric.

Motion: Daryl Mathern moved to accept the proposal from Empire Cat. Ken Nelson seconded. Motion passed with no "nay" votes.

5b. Discussion and possible action concerning an engagement letter from Ms. Sonn Albrecht for filing a rate case with the Arizona Corporation Commission.

Since this the Board approved hiring Ms. Albrecht at the previous Board Meeting, it was the consensus of the Board to execute the Engagement letter.

5c. Discussion and possible action concerning a proposal from DW Tower for lease on Glenshandra property for a cell tower.

There was considerable discussion about the offer to lease from DW Tower. It was the consensus of the Board that the lease offer was too low to consider. Various points were discussed about selling vs leasing. It was the Board's consensus that a response be communicated to DW Tower indicating GOWUA's preference to sell the 1.06 acres for 150K or alternately leasing the 1.06 acres for 25 years at \$1,500 per month.

Action Item. Bob Busch will communicate GOWUA's response to DW Tower.

Meeting was adjourned at approximately 11:30 AM.

Next meeting is scheduled for Wednesday, May 28, 2025.

Minutes transcribed by Bob Busch

Submitted By:

Secretary