

Granite Oaks Water Users Association
Board Meeting Minutes
Meeting of May 28, 2025

Approved June 25, 2025

Board Members

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

Contract Staff

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

Bill Whittington–Legal Counsel

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 April 23rd and May 14th, 2025.**

Motion: Matt Olson moved to approve both the Minutes of April 23rd and May 14th with the corrections noted. Daryl Mathern seconded. Motion passed unanimously.

3. **Reports:**

3a. Operators Report

Derek Scott reported that all equipment is working properly, meter reading went well and April March was a quiet month. He stated that valve exercising will be done in June. Ken Nelson asked if it was possible to limit well or pumping times during the evening hours, ie 4-7 pm. Derk Scott indicated that the Mission Control may be programmable to a point. If tank levels dropped below a specified point, the pumps would override the setting.

Action Item: Derek will contact Fever Controls to determine what programming could be done to limit run times.

3b. Arizona Utility Billing Report

Nothing to report.

3c. Manager's Report

Bob Busch reported that unaccounted for water was higher than usual at 384,086 gallons for April, or 7.5% of water pumped. He said there were 27 high users, accounting for over 1.2 million gallons or 26.3% of total use. He reported that he has communicated with Sonn Ahlbrecht, and that our rate case is second in line. She is recovering from an injury and just recently returned to work. Her first installment payment of \$2,000 was due on signing of the letter of engagement. Ken Nelson commented that he had signed the check this morning.

4. OLD BUSINESS

4a. Action Items

- *Action Item: Derek will begin reporting on water levels in the wells after they have been running for a couple of hours.*
Derek will begin readings in June.
- *Action Item. Bob Busch will communicate GOWUA's response to DW Tower.*
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.

There was considerable discussion about the response from DW Tower concerning the Glenshandra property. The proposal included having GOWUA responsible for changing the CC&R's and changing zoning for the site. It was determined that 51% of property owners would have to approve of a change to CC&R's. To change zoning (lot split) would require a re-plating of the subdivision (Royal Oaks, Unit 3) and currently requires 100% of property owners' approval.

There was a discussion about the various options, selling all the property with easements for the well property, thereby avoiding a lot split, selling the 1.06 acres, retaining ownership of the well site, or leasing the property.

There was a brief discussion about a provision in the proposal concerning a perpetual easement and DW Tower's right to determine access to the well. It appeared that DW Tower is considering the current access road would continue after the property is sold.

In response to the note that DW Tower would like a copy of the property tax bill on the property, Bob Busch reported that all property taxes are paid to the state, not to the county.

There was a discussion about the possible impact of a sale transaction on the filing of a rate case.

There were some comments about DW Tower's discussion at the meeting in January. It was the general sentiment that DW Tower should be responsible for obtaining CC&R change and replat or rezoning.

Action Item: Bob Busch will attempt to obtain information from the recording of the January meeting.

It was the consensus of the Board to table the matter pending further investigation.

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

A negative response was received from Deepwell Ranch attorney's regarding GOWUA's possible use of the easement off Post Oak Rd.

No action taken on this item.

5. NEW BUSINESS

Matt Olson reported that he now has access to the Schwab account. Currently, there is a balance of \$169329.45, which includes 2, \$50,000 CD's. One of the CD's matures on June 5th. After some discussion, it was the Boards' consensus to invest in one, 3 month CD for \$50,000 and another \$50,000 CD for 6 months, leaving the final \$50,000 CD, maturing on September 5th in place.

6. ADJOURN

Meeting was adjourned at approximately 11:00 AM.

Next meeting is scheduled for Wednesday, June 25, 2025.

Minutes transcribed by Bob Busch

Submitted By:

Secretary