

Granite Oaks Water Users Association  
**Board Meeting Minutes**  
Meeting of June 25, 2025

Approved July 30, 2025

**Board Members**

Ken Nelson - President  
JD Sale – Vice President-via telephone  
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.

**2. Review/Approval of Minutes of Board Meeting of May 28, 2025.**

**Motion: Daryl Mathern moved to approve the Minutes of May 28th. Matt Olson seconded. Motion passed unanimously.**

**3. Reports:**

**3a. Operators Report**

Derek Scott reported he plans to mow the Glenshandra property next week. He reported that valve and hydrant inspections have been completed. There was some discussion about protecting the hydrants from theft.

*Action item: Derek Scott will investigate the cost of hydrant locks and report to the Board.*

Derek stated that Fever Controls will be checking the system controls to see what is required to limit run times so as to avoid times of high electricity costs.

He also stated that the Post Oak building gets very hot in the summer months. He commented that a mini-split system would extend equipment life.

*Action Item: Bob Busch will obtain some quotes to install a mini-split system in the Post Oak building.*

**3b. Arizona Utility Billing Report**

Nothing to report.

**3c. Manager's Report**

Bob Busch reported that unaccounted for water for May was 283,613 gallons or 4.54 %. He reported that there were 40 high users, using 2,072,960 gallons or 34.8% of water sold.

Bob reported that he had sent out 16 letters to property owners with wells reminding them of the requirement to test backflow preventers and has received all but one of the test results. He will follow up on the remaining one.

## **4. OLD BUSINESS**

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

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

See Operator's Report

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

Completed

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

Derek will follow-up.

### **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 some discussion about the time/effort involved in getting the CC&R's changed and re-platting approval. Fifty one percent of property owner's approval is required to change CCRs. One hundred percent approval is required to re-plat.

Ken Nelson suggested GOWUA send a letter to Royal Oaks Uint 3 property owners to find out if they are in favor of the communications tower on Glenshandra..

*Action Item. Bob Busch will prepare a letter and forward to Board Members for comment.*

There was some discussion about the possible sale to DW Tower and whether the ACC approval would be required.

*Action Item: Bob Busch will contact the ACC and determine if ACC approval is required to sell a portion of the Glenshandra property.*

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

Ken Nelson commented that the property identified for possible well would require considerable work/cost and the property owner may not want that.

It will not be possible to utilize the Deepwell Ranch easement without their permission.

No action taken on this item.

## **5. NEW BUSINESS**

**5a. Discussion and possible action concerning election of Board members and scheduling of the Annual Shareholder's Meeting.**

The Annual Meeting is to take place in September. It was the Board consensus that Saturday, September 13th would be the best date.

*Action Item: Bob Busch will secure a location for the Annual Meeting.*

It was the consensus of the Board that the presentation Matt Olson made last year should be made again this year.

**5b. Treasurer's Report**

Matt Olson reported that GOWUA has 3 CDs. One with Morgan Stanley that matures September 5<sup>th</sup>. Another with First National Bank that matures on September 10<sup>th</sup>. A third with Bank of America that matures on December 18<sup>th</sup>. Matt suggested that since there is \$169,000 cash available, that \$10,000 be added to the \$50,000 CD's.

**Motion: Matt Olson moved to reinvest the two CD's that mature in September by adding \$5,000 from the Schwab cash account to each and invest one for 3 months and one for 6 months. Daryl Mathern seconded. Motion passed unanimously**

**6. ADJOURN**

Meeting was adjourned at approximately 10:00 AM.

**Next meeting is scheduled for Wednesday, July 23, 2025.**

Minutes transcribed by Bob Busch

**Submitted By:**

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**Secretary**