

Granite Oaks Water Users Association  
**Board Meeting Minutes**  
Meeting of July 30, 2025

Approved August 27, 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  
Allen Kaplan - Consultant

Bill Whittington–Legal Counsel  
Robert Finke – GOWUA resident

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

Ken Nelson asked everyone to introduce themselves.

**2. Review/Approval of Minutes of Board Meeting of June 25, 2025.**

**Motion: Diane Harlan moved to approve the Minutes of June 25th. Daryl Mathern seconded. Motion passed unanimously.**

**3. Reports:**

**3a. Treasurer's Report**

Matt Olson reported that there are 3 CD's through Charles Schwab. One matures on September 5th, one on September 10<sup>th</sup> and one on December 18<sup>th</sup>. Each are \$50,000, and are earning between 4.3 and 4.4 percent.. He reported that as voted on in the last meeting, as they mature, an additional \$5,000 will be added to each one. There is currently \$19,881.50 in the cash account.

**3b. Financial Report**

Allen Kaplan reported that Revenue is a couple of thousand dollars less than budget so far this year. He reported the Repairs and Maintenance was 14k less than budget. Interest income is 2k higher than expected in the budget. Year to date, Net Income, at 8.9k, is nearly 20k higher than budgeted.

Allen reported that compared to last year at this time, revenue is 4k higher, Chemicals expense is 2.3k higher and Legal & Professional Expense is 4.3k higher. Net Income year to date is 3.5k higher than last year.

Allen reported that total cash at 217.4k includes the 169.9k with Schwab and about 47k in Foothills Bank.

Allen pointed out that Purchased Power cost has increased about 6k since 2020 to 36k and Legal and Professional has increased from about 13.2 k to 25.8k.

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

**3c. Operators Report**

Derek Scott reported that valve and hydrant inspections have been completed. He reported that he has taken the well readings after they have been running to measure the drawdown. He said that he did not have the data with him, but reported that the drawdown on the Glenshandra well was about 80 feet and the drawdown on the Deerfield well was over 100 feet. Derek reported that Fever Controls has indicated they are working on a program to limit the well run times. There followed a discussion about whether or not it is desirable to limit run times during the summer. It was agreed that the highest demand time is in the morning hours. There was a discussion about the rate plan.

*Action Item: Bob Busch will send a copy of the rate plan to Board Members.*

**3b. Arizona Utility Billing Report**

Cheryl Ibbotson reported that they are working with Sonn Albrecht on the rate case. She indicated that no additional responses to the survey of property owners in Royal Oaks Unit 3 have been received. The results were:

38%	16	NO RESPONSE
2%	1	BOTH
7%	3	MORE INFO
12%	5	AGAINST
40%	17	FOR THE TOWER
	42	

**3c. Manager’s Report**

Bob Busch reported that unaccounted for water for June was 387,144 gallons or 6.24 %. He reported that there were 72 high users, using 3,710,640 gallons or 48.51% of water sold. Bob reported that at least part of the reason chemical expense is high, is because Hill Brothers Chemical suspended our account for non-payment. They had sent invoices several years ago (5 of them) to an old address. He said he got them to resend the old invoices, which totaled about \$3,500. They have reinstated our account now that the invoices have been paid. Bob reported that he submitted the final request for reimbursement for the tank project to the County. The request is for \$9,413.90 and will bring the reimbursement amount to \$185,000, the amount of the ARPA grant.

**4. OLD BUSINESS**

**4a. Action Items**

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

Completed- See Operator’s Report

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

Derek reported that hydrant locks cost \$68.00 each. There are 55 hydrants.

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

Completed – See Operator’s Report

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

Completed: The Annual Meeting will be held at the Prescott Library, Saturday, September 13<sup>th</sup> at 9:00 AM.

**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.**

Ken Nelson suggested that GOWUA could contact those that did not respond to the survey to gain their support. Since a sale or lease can't be made unless the CC&R's are changed, it would have to be the first step.

Bob Busch reported that he received information from Sonn Albrecht that indicates the ACC would not object, or permission wouldn't be needed, if property sold is not used in production or distribution of water.

There was some discussion about what kind of change should be made to the CCR's, ie. Allowing commercial use, or restricting use to something specific.

*Action Item: Legal Counsel will determine if a specific process is required to amend the CCR's and advise the Board in the next few days.*

**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 concerning the vacancies on the Board of Directors.**

Robert Finke addressed the Board. He stated that he had sent his resume to the Board, and he summarized his considerable background and experience. He reported that he is assembling information about the local aquifer, having obtained information from ADWR. He stated he hoped to be able to report his findings to the Board in the future.

*Note: Following the meeting, there was a vote of Board Members taken via email. Mr. Finke received a majority of "yes" votes for a seat on the Board, and in accordance with the GOWUA Restated Bylaws, was elected to the Board for a seat expiring in September, 2025.*

**5b. Discussion and possible action concerning the addition of a mini-split system for the post oak building.**

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

Ken Nelson reported that 4 quotes have been received for a mini-split system for Post Oak.

**Motion: Ken Nelson moved to accept the proposal from Mountain Air (\$5,020.00). Matt Olson seconded. After some discussion, the motion passed unanimously.**

## **6. ADJOURN**

Meeting was adjourned at approximately 10:15 AM.

**Next meeting is scheduled for Wednesday, August 27, 2025.**

Minutes transcribed by Bob Busch

**Submitted By:**

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**Secretary**