

Granite Oaks Water Users Association
Board Meeting Minutes

Special Board Meeting of August 15, 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
Robert Finke – Board Member

Contract Staff

Bob Busch - Manager, GOWUA

Tomas Montoya - Legal Counsel

1. The meeting was convened at 3:00 PM at 125 Granite Street, by President Ken Nelson.

2. Acceptance and Approval of new Board Members.

Ken Nelson reminded the Board that the By Laws state that vacancies on the Board may be filled by a vote of the majority of the Board Members,

**Motion: Matt Olson moved to appoint Robert Finke to the Board of Directors.
Daryl Mathern seconded. Motion passed unanimously**

**Motion: Matt Olson moved to appoint Diane Harlan to the Board of Directors.
Daryl Mathern seconded. Motion passed unanimously.**

President Ken Nelson welcomed the new members to the Board.

3. Discussion and possible approval to proceed with the process to amend the CC&R's for Royal Oaks Unit 3.

There was a discussion about the draft documents pertaining to amending the CCR's for Royal Oaks Unit 3. There was some discussion about adding a commercial use to the CCR's for lot 106. The idea was ultimately discarded. There was some discussion about the Notice to Property Owners. Matt Olson suggested that something be added to note that property owners are part owners of GOWUA and additional funds will help the Company. He also suggested that some reference be made to the positive results from the survey.

Action Item: Bob Busch will prepare a draft of an amended Notice to Property Owners and forward it to Board Members for comment.

Motion: Matt Olson moved to proceed with the CCR Amendment with the approved modifications to the Notice to Property Owners and including 4 enclosures: (1) Sample change to the CCRs. (2) Copy of recorded CCRs (3) Signature Page (4) Addressed return envelope), Bob Finke Seconded. Motion passed unanimously.

4. Discussion and possible action concerning an offer to lease a portion of the Glenshandra property for a cell tower.

There was some discussion about the offer dated August 14, 2025 from DW Tower to lease a portion of the Glenshandra site.

It was suggested that the lease should consider the number of cell companies utilizing the tower, ie. additional compensation for added servers. Also discussed was the length of lease proposed- 50 years vs the 30 years proposed in the initial offer. There was an extended discussion about the Option Fee and the additional fee for an Extended Option Period. Matt Olson suggested that the \$5,000 additional fee not be considered part of the One Time upfront payment.

There was a suggestion that language be included to terminate the lease if cell service was discontinued and that the tower and associated equipment be removed by DW Tower.

Motion: Robert Finke moved to accept the offer in concept, subject to review and clarification by legal counsel and submitting of a detailed offer for approval by the Board. Diane Harlan seconded.

Robert Finke then commented that the Board be conscious of a need to review design criteria to ensure their adequacy for tower construction. He also commented that the cell phone company be totally responsible for correcting or resolving any complaints about electromagnetic interference. In addition, DW Tower should be totally responsible for any complaints relating to trespass.

The motion then passed unanimously.

Action Item: Bob Busch will contact DW Tower to determine if they have a standard lease form available.

5. Discussion and possible action concerning a complaint of water hammer from Mr. Jeff Zych, owner of property on Glenshandra Dr.

Mr. Zych recently complained of a water hammer condition that occurs in his home when his neighbor's water is turned on. This condition has occurred occasionally since 2010, and was severe in the spring of 2025. It discontinued for a few months after his neighbor replaced some irrigation valves. Both Mr. Zych and his neighbor are served from a common service line, split into separate services with separate meters.

Bob Busch reported that the meters had been replaced and that it has been verified that the properties are not cross connected by shutting off one meter, then the other, and verifying in each case that no water flowed to Mr. Zych's property.

Matt Olson commented that what happens beyond the meter is not the Company's responsibility. No other customers are reporting a similar problem. He suggested that a precedent not be established by doing work on the customer side of the meter.

Mr. Zych has suggested that GOWUA resolve the problem by installing a separate service line for his property at Company cost.

After considerable discussion, no action was taken on this item.

6. ADJOURN

Meeting was adjourned at approximately 5:05 PM.

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

Minutes transcribed by Bob Busch

Submitted By:

Secretary