

Granite Oaks Water Users Association  
**Board Meeting Minutes**  
Meeting of August 27, 2025

Approved September 24, 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  
Cheryl Ibbotson – Ariz. Utility Billing Solutions  
Derek Scott- A Quality Water Co.-Operator

Bill Whittington–Legal Counsel  
Jeffrey Zych- Property Owner

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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 July 30, and August 15, 2025.**

**Motion: Matt Olson moved to approve the Minutes of July 30<sup>th</sup> with the corrections noted. Daryl Mathern seconded. Motion passed unanimously.**

**Motion: Diane Harlan moved to approve the Minutes of August 15<sup>th</sup> with the corrections noted. JD Sale seconded. Motion passed unanimously.**

**3. Reports:**

**3a. Treasurer's Report**

Matt Olson reported that as he reported last month, there are 3 CD's through Charles Schwab. One matures on September 5<sup>th</sup>, 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.

**Motion: Daryl Mathern moved to accept the Treasurer's Report. Diane Harlan seconded. Motion passed unanimously.**

**3b. Operators Report**

Derek Scott reported that he has taken the well readings after they have been running to measure the drawdown. There was some discussion about the well drawdown and the possible impact of the Glenshandra well on Deerfield & vice versa. Derek reported that the meter readings went well. He reported that the new air conditioning at Post Oak is working fine. Ken Nelson stated that GOWUA is on a water pumping tariff with APS. The rate schedule is constant with no peak period. So, there is no advantage in limiting run times in the late afternoon.

**3c. Arizona Utility Billing Report**

Cheryl Ibbotson reported that there were many users on the leak alert report this month. Some had sizeable leaks. All but one were contacted by phone.

### **3d. Manager's Report**

Bob Busch reported that unaccounted for water for July was 333,846 gallons or 4.02%. He reported that there were 81 high users, using 4,036,240 gallons or 50.62% of water sold.

## **4. OLD BUSINESS**

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

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

Completed.

*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.*

Completed.

### **4b. Discussion and possible action concerning the disposition of the property at Glenshandra.**

There was some discussion about the proposed amendment to the Royal Oaks Unit 3 CCRs. It was determined that if a majority approve, all consent forms and the amendment will be recorded.

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

No Action taken on this item.

## **5. NEW BUSINESS**

10:20 a.m.

### **5a. Discussion and possible action concerning the filing of a rate case with the Arizona Corporation Commission.**

Bob commented that he suggested the 4 tier rate structure to Sonn Albrecht. He said he suggested keeping the increase in monthly minimum charge to a small amount.

Bob Finke presented a study of rates of surrounding communities in comparison to GOWUA. He noted that GOWUA rates are considerably lower, especially for high users. He suggested that the rate application should emphasize the objective of complying with State legislation and policy in attempting to achieve State goals of safe yield.

Bob Busch commented that the ACC will only allow companies to make so much net income. If GOWUA attempts to set very high rates for high users, the monthly minimum and charges for low users would have to be reduced for the same net income. Currently GOWUA has a net loss for 3-5 months during the winter. Skewing rates to high users could mean the Company would have a net loss for 6-7 or 8 months of the year.

There was some conversation about the application process and the possibility of obtaining elected official support for conservation efforts in the rate case.

### **5b. Discussion and possible action concerning proposals to repaint the well house buildings at Glenshandra, Deerfield and Post Oak Rd.**

Bob Busch reported that he obtained three quotes to repaint the well buildings and the wooden rail fence at Glenshandra. They ranged from a high of \$8,700 to \$7,700 to the low quote of \$4,350. There was some discussion about whether or not to include re-

staining the rail fencing. It was the Board consensus that the site looks better with the fence around it.

**Motion Daryl Mathern Moved to accept the quote of \$4,350 from Granite Mountain Painting. JD Sale seconded the motion. Motion passed unanimously.**

Mr. Zych commented that he has 200 gallons of Sherman-Williams white, tint-able paint that he would be willing to donate to the project.

*Action Item: Bob Busch will attempt to work out an arrangement with the painter to use the paint.*

Mr. Zych then addressed the Board, stating that he owns the property on Glenshandra that is experiencing water hammer. He asked that the Company send him a letter as to its position regarding the matter.

*Action Item: Bob Busch will prepare a letter from the Company to Mr. Zych regarding its position concerning the water hammer matter and forward to legal counsel for review.*

## **6. ADJOURN**

Meeting was adjourned at approximately 10:40 AM.

**Next meeting is scheduled for Wednesday, September 24, 2025.**

Minutes transcribed by Bob Busch

**Submitted By:**

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**Secretary**