

Timberland Acres Domestic Water Improvement Domestic  
PO Box 1531  
Show Low, AZ 85901

Regular Meeting of The Board

Minutes  
July 24<sup>th</sup>, 2021

**Members present:**

JS Ison, Chairman  
Jutta Lunario, Secretary  
Glenda Call, Treasurer  
Roger Miller, Secretary of Affairs

1. **Call to Order** 9:00 AM
2. **Flag Salute** Led by JS Ison
3. **Quorum** Confirmed by JS Ison, Secretary

4. **Approval of Minutes**

Jutta Lunario presented the minutes for April 24<sup>th</sup>, 2021. Jutta Lunario made motion to approve the minutes as presented which was second by Js Ison, the motion carried. Copies of the minutes were made available at the meeting desk for residents to pick up.

5. **Quarterly Financial Report**

Glenda Call presented the Treasurer's report indicating that we are currently in the middle billing cycle. The combined balance with checking and savings is \$45,938.42. Most bills had been paid and she is monitoring the financial accounts due to upcoming work on the wells. JS Ison made motion to approve the Treasurer's report which was second by Jutta Lunario, the motion carried.

Glenda Call referred to the annual report and project reports, copies of it were made available at the meeting desk for pick up by the residents.

**Billing Coordinator's Report**

Bob Reed we are in the middle of billing cycle roughly \$10,700 to be collected yet. Currently 361 meters are in use and one meter to be installed at this time. The Billing Coordinator's Report detailing postage spend, statistical information regarding how residents made their payments, possible delinquent accounts, drop box usage and water usage analysis was made available at the meeting desk for residents to pick up.

## **6. Community Activities Report**

Joe Brosius reported for Olivia Perez. The annual BBQ was a success about 100 people attended. Monthly activities are being planned again. Coffee Talk 1<sup>st</sup> and 3<sup>rd</sup> Wednesday with Charlie Dunham hosting the event. Next year regular potlucks and get togethers are planned. Joe Brosius mentioned the committee power sprayed the community center several times but due to the extreme rains and water issues they will wait to clean up until after the rains subsided. JS Ison suggested to check on a solution to prevent future water flooding inside the building.

## **7. Systems Report**

Philip Call, Water Maintenance Manager reported the systems is operating fine. During the hot weeks there was an increase in water usage with Memorial weekend being worse than this year's 4<sup>th</sup> of July. The usage is decreasing again. Due to the higher water usage at times Philip makes sure to keep the water usage between the tanks at a level to meet the expected standards. Upon the approval by the board the proposed building and clay valve was purchased and is scheduled to be installed in September to avoid shutting down the well while a great number of residents are spending time in TA. JS Ison inquired if the fire department requires TA to keep a certain amount of water available in case of fire. All tanks are about three quarter full maintaining more than half full all times. Phillip explained in technical terms what the water levels in the tanks mean. The number 16 indicates full which represents 16 ft. Blake indicated approximately 15,000 gal per 1 ft.

Philip Call added there are approximately 12 meter taps to be tied into the main water line on Bull Elk Run. There are 6 valves that need to be tied into the cul-de-sac lines as well.

## **8. Project Manager Grant Update**

Blake Anderson our Project Manager gave us an update on the proposed grant application. Blake has ongoing phone conversations as well as meetings with the ADEQ to provide us with free technical engineering as well as a capital/asset/financial evaluation of our systems to be covered by the grant money.

The engineer will provide us with free evaluation of the booster tank at the well site, the coating of all the tanks and automation such as communications and control of the systems. The improvements proposed under the grant application will provide us with a much more modern and efficient way to monitor the tanks and even be alerted prior to potential emergency issues. Engineers will be out next month to

meet with Blake Anderson, Philip Call and members of the board. A brief explanation regarding WIFA was given outlining what a grant may be in terms of dollar amount, forgiveness of partial balance and potential cost. JS Ison reminded that the pressure tank located next to the community center will need to be moved and placed at one of the wells. Jutta Lunario thanked Blake Anderson for all his great work.

#### **9) Call to Public**

A resident who did not introduce herself asked Glenda Call our Treasurer to detail exactly two items on the financial report titled 'Other'. The resident pointed out she is an accountant and sees it important to detail items.

#### **10. Adjournment**

JS Ison made a motion to adjourn the meeting the motion was second by Jutta Lunario.

**Minutes Approved: October 23, 2021**