

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

Regular Meeting of The Board

Minutes

April 22, 2023

Members present:

JS Ison, Chair

Christin Christopher, Treasurer

Raymond Brown, Secretary

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
4. **Approval of Minutes for January 28th, 2023**

Raymond Brown moved to approve minutes as presented and reviewed.

JS – Second the Motion, Motion Passed.

5. **Raymond Brown** : Talked about and reviewed with Community Members currently at the meeting, that we are showing to have – (4) – Community Members that have had pass due billing for quite some time. It was also reviewed that these four residents have now had their water meters turned off and locked out.

Raymond Brown: Talked about some Customers are still showing to use the old Credit Card Platform. First is still showing to be active, and some customers are still showing to use it. Raymond asked the Community Members in the meeting, if anyone was still using the old credit card platform - ? – no one in the community meeting showed to still be actively using the old credit card platform. Primarily some customers are using their online banking platform to send the bills and probably have just forgotten to update the address.

Raymond Brown: I asked the Community Members if anyone was still using the – PO Box to pay their water bill - ? – No one in the meeting showed to still be using the PO Box for paying their water bill.

6. **Christin Christopher:** Quarter Three Financial Review.
Last Year to date budget analysis with forecast projects to be completed by – TADWID – physical year.

This Year / next year forecast budget – with projects for TADWID – physical year. In summary discussed year to date high level quarter to date and year to date financials.

NOTE : Also mentioned was a possible special meeting dedicated solely to financial review.

Dan Crane: Asked about the – PO Box in Lakeside Az - ? Christin stated that the – PO Box had been set up prior to her coming on as a board member. Raymond Brown also stated that I had no knowledge of the PO Box that was set up. Multiple Conversations were going on – Keep Show Low Box, get rid of Lakeside, Some saying keep Lakeside, and get rid of Show Low. This led the board members to state they will look into whether or not we show to have a need for either PO Box. This to be looked into prior to our next board meeting. Update of information to be given at next board meeting.

Community Member: Asked under the financial – how does WIFA payment work – is it paid from WIFA to TADWID to Contractor - ? – It was stated that it is from WIFA to TADWID to Contractor. WIFA Payment – has contractor's business name on type of payment.

Community Member asked Christin Christopher why there showed to be a difference in monies showing to be – X – negative - VS's – what Christin was showing to have on Her copy in hand. Both Talk and examples of one another's copies showed to have differences. Christin stated she will review the discrepancies and provide the corrected and up dated version. This version to be loaded on the website for Community to view.

After budget review – JS – Motion to approve the 2023 – to - 2024 budget – Motion was second by Christin Christopher.

7. Executive Meeting Held:

8. Blake Anderson: 4/21/23 Members of the TADWID Board:

Please review the following status report:

TADWID General System Report:

- Well 1 Pump Replacement Completed - Approx \$3,000 under budget o Pump and Motor replaced according to schedule. All drop pipes are in good condition.
- 6362 Fawn - Tie Over o completed the extension of high pressure line and abandonment of gravity service line to property to bring up to compliance standards.

- 6335 Homestead and 6264 Juniper Ridge - Frozen Meters o both had meter's replaced and additional insulation installed in the box as a temporary solution. Last month with improved weather they were dug up and lowered to prevent future issues
- 6297 Rainbow Trail - New Service Installed
 - o New service was installed for home construction
- 916 Old Settler - New Meter Set at Existing Service
- 27 meters changed YTD. - 3 remain to complete annual quota o could change 15 more meters using existing inventory. Kempner also has new meters in stock if TADWID would like to get caught up on the replacement schedule. Currently we have 40 meters left to change just to replace the ones with over a million gallons of water registered. In total there are 154 manual meters that need to be replaced to complete the transition to digital meters.
- Valve Inventory - 6 Buried Valves found YTD - \$15,000 - \$30,000 dollar savings o with the improved weather we will begin installing valve surrounds and risers around the buried valves located in the system. We have at this time identified 6 valves that were buried for an extended period of time. Had TADWID replaced these valves rather than try and locate them the estimated cost would have been \$2500-\$5000 per valve. That is a tremendous amount saved by the district with each valve located. We hope that as our inventory continues that we will be able to find additional valves that are currently missing.
- 38 Customer Contacts/ Service Calls in Q1
- 0 - Leaks beyond frozen meters
- Water loss remains below 10%
- All fire hydrants have been maintained this quarter. Some of the hydrants are slow to drain after operating but no major issues were noted
- All dead ends have been flushed where there are flush out valves.
 - o Currently half of the dead ends in the system have no valves and MWM cannot generate enough flow to properly flush the lines. The board may consider installing flush-outs where they are missing. Flush outs are important for the following reasons:
 - Sanitizing Lines
 - Clearing Air
 - Scouring Mineral Build - Up from Pipe Walls
 - Removing Stagnant Water Before Summer Residents Arrive
 - Removal of Disinfectant By-Products (DBP) - Specifically Total Trihalomethanes (TTHM's) and Haloacetic Acids (HAA5) which are known carcinogens. (TADWID routinely samples for DBP's and samples have not indicated this being an issue at any sites sampled. The potential for DBP's is possible in any water system that disinfects with chlorine as required by law) 4/21/23 TADWID WIFA Tank Rehabilitation Project:
- Ironside Engineering –
 - o After 3 rounds of solicitations Ironside Engineering of Show Low was selected as the designer of the tank site improvements.
 - o The first 2 rounds of solicitations were rejected by TADWID due to high cost for minimal engineering required in scope. The other proposals would have cost TADWID substantially more in estimated costs as allotted as part of the design grant from WIFA.
 - o Ironside's proposal covers the entire scope of the project to completion using 100% grant funds.
 - o Initial design and planning meetings will begin in the next couple weeks

- **Property Acquisition –**

- The planned acquisition a portion of the adjacent parcel has been on hold while we have been waiting for the engineering firm to be assigned to design the layout concept
- Property owner has been communicated with to keep up to speed on TADWID's status

- **Budget and Timeline –**

- Project remains on track with budget. The design timeline is running slightly behind but considering the cost savings of waiting we feel optimistic of the project's current status. We hope for plans to be ready for submission to ADEQ for review before the end of June. Bid solicitations would then start with their approval beginning in late summer with construction anticipated in the fall of 2023

Please let me know if you have any further questions,

Blake Anderson

Mogollon Water Management

9. Community Member asked questions throughout Blake's presentation on and about our water meters – pipes – and other products possibly containing lead - ? – Blake stated no, and this due to year - our system & product use types. Community Member also spoke to faulty meters, leaks, and are they tracked - ?, if so, they could be tied in possibly with WIFA Grants. Blake reviewed in detail about flush valves in the cul-de-sac's to ensure good clean flow of all water, no contaminations, or dirty rust concerns. Community Member and Blake both spoke in detail after the water board meeting.

Community Member asked Blake – when the project was going on - how many houses did the project in that area affect - ? Blake responded all of them. Community Member stated that He would like to talk after the meeting about the project that took place.

10. Call to Public:

Community member asked if we had a copy of our annual review of October L/Y - ? – No copy was available this time. Also stated – it was Her right to any and all records. Christin stated that She would obtain a copy and pass it on to Her.

Community Member – stated that He had brought up In the last meeting, asking since this community has had multiple rate increases – could it be possible to add an additional – (1,000 gallons) – to each house hold per billing cycle. This to be added to our next agenda and board meeting.

11. **Adjourn**

The meeting was adjourned at 10:02 AM.

APPROVED