

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

Regular Meeting of The Board

Minutes

January 28, 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 October, 29th, 2022.**

Minutes Reviewed.

Raymond Brown moved to approve minutes as presented and reviewed.

JS – Second the Motion, Motion Passed.

Raymond Brown, notified the community that minutes from – 7/23/2022 – were to be amended. This to accurately reflect what was said at that Regular Board Meeting. **Raymond Brown** read the documents given, to be heard by the community members, on this day 28th of January, 2023 - at our Regular Board Meeting.

5. **Raymond Brown, JS Ison,** Talked about the board needing to have policies in place ensuring TADWID receives its maintenance fees timely, during each pay period. **Raymond Brown** stated that Currently TADWID is showing to have an outstanding balance of – (\$-8,000), dollars. This being in late payments. Examples were given from both **Raymond Brown** as well as **JS Ison**. Example : what Fee's should be applied to a community member when they show to have - (Late payments – or - insufficient funds -), along with what fee's should be applied if a bad check is written. Also talked about – time frame of payments not made – should water be turned off after so many Months, and if so, what are the fees for turning it off – as well as the fees to have the water turned back on. Some community members also chimed in, voicing their concerns, along with examples to be used when putting policies noted above in place.
Christin Christopher stated that it was closer to – (\$ - 10,000), dollars. This to show – (\$-4,000), as current, and around – (\$-6,000), past due. **Christin** will

be running a program to show more details of both current and past due monies. **Christin** also talked about the differences between, current income of monies vs. Covid year – this being that more people were staying home due to Covid, as well as more residents coming back up to TA to avoid contracting Covid.

6. **Approval of Financial / Profit and Loss Report - October – December - 2022**

JS - moved to approve the Financial / Profit and Loss Report.

Raymond Brown – Second the Motion, Motion Passed.

7. **Raymond Brown** gave a quick overview of the WIFA report that was given to the Community members at this board meeting. I spoke to the dollars allotted to TADWID. Included were most recent funds showing paid out for work completed on our water tanks with hired contractor.

Blake Anderson spoke on what had been completed by the contractor (Sand blasting – coating – sealing – painting), ending with completion of the project. Contractor was paid with WIFA Funds as shown in the WIFA forms given. **Blake** also gave a brief description of up and coming projects which include replacing and updating pressure tank, along with improving housing around some of our tank areas. WIFA dollars are not held in Timberland Acres bank account. We send the bill into the State for- (WIFA) - the State Wires dollars to TA Pay submitted invoice.

8. **Blake Anderson – Meter Readings** - handed out examples of different types of water meters currently being used within the community. This was done to help educate the community on how each water meter is read. This also addresses any potential concerns that our community members may have, concerning their most recent water bill. **Blake** used a chalk board to demonstrate each meter type, along with the ending numbers, and different placement of the decimal point on each meter. **Blake** also talked about unaccounted water loss in the past – showing to be between – 40 to 50%. Readings are now showing right around – 10%. Community members showed to have a better understanding after the demonstration and review of how each meter type was being read. **Blake** also talked About the issues that happened with two of our water lines freezing, Lines have been Fixed and are functioning. **Community Member** - asked – how many updated water meters are in place currently – ? - **Blake** stated about – 8.5% annually – this to maintain a 12 yr replacement program on all meters. Currently the neighborhood has installed – 150 new electronic meters. **Blake** stated He is contracted to do around – 36 – meters per year. This will take around – 3 yrs – to complete and update to new electronic water meters throughout TA.

Community member - asked if there was a charge to place a new meter on a property - ? – Yes – cost to install a new water meter to be set from street to the property line is – (\$-3,500). **Community Member** – asked the board - since we showed to have a increase in our water bill – should the community get an

increase in their water allotment per Month – ? - Example – (2,500 Gals per Mo. Currently) – could it be – (3,500 Gal per Mo. - ?). The Board stated they would review.

NOTE :

(**Chris White**). Chris is our contracted meter reader, and during this board meeting it was definitely heard and noted that Chris is doing a great job. Blake's Company performed an audit of all meter readings and found that Chris White readings to be accurate. Again Board Community acknowledged that Chris was doing a great job.

9. **Call to Public :**

Several community members commented that policies should be put in place to address our community members that show to be late on payment, or payments. Example of Policies to be given, and talked on and about in next board meeting.

10. **Community Member :** asked about the By Law being updated - ? JS answered by asking Roger Miller – Secretary Of Affairs, if our By-Laws were in line with current ARS standards - ? – Roger stated the By-Laws were current.

Community Member then asked – did you feel if there were some items that were good, and could be changed - ? Raymond Brown stated the suggested By-Laws would be reviewed.

11. **Community Member :** asked about Current and past contracts on our contracted employee's. Note an E-Mail was sent out by Roger Miller stating that no contracts could be found. This was a request from community members as of last year, and as of date – no contracts have been given. Board will seek to locate current contracts. If Contracts cannot be located, New Contracts will be created for each job type, and made current for each contractor currently working without one. Contract will be correct from start date to end of contract date. Also asked by community member, bids to be posted allowing for more opportunity for others to be able to bid, as well as pricing for each bid posted.

12. **C Community Member :** thought that it would be a good idea to have a go pro in the room, allowing for all to be seen and heard. This ensuring that there is no He said She said situations.

13. **Adjourn – By JS Ison**

The meeting was adjourned at 10:06 – AM

DRAFT

