

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

Regular Meeting of The Board

Minutes

JULY 27, 2024

Members present:

JS Ison, Chair

Dan Crane, 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. **I Raymond Brown Read both Meeting Minutes. After reading I asked for a Motion - JS Ison – Made a Motion to Approve both April 27th - Regular Meeting, as well as our April 12th Special Meeting. Dan Crane 2nd both the Motion's, Audience was asked if there were any questions or concerns - ? – None - Motion's Passed.**
5. **I Raymond Brown spoke on and about the Bathroom toilet water leak. I worked on it as well as another one of our Community Members. Parts were picked up at our local hardware stores, parts were replaced, water leak was fixed. Community Member chose to donate His money that He used to purchase the Toilet Parts. Thank you for your donation.**
6. **Dan Crane, reviewed with both the Board & Audience – our current contract with - Sparklight Internet Service – (Contract) – is still showing to be active. We will continue with the Service for now, and will evaluate the Service need at the end of our contract.**
7. **Dan Crane, also spoke on and about Banking Fee's – Dan will do more research on and about the fees for our next meeting.**
8. **Dan Crane, had Requested – (Stephaine Irwin's) – Contract. I Raymond Brown gave Dan a copy of both – (Blake Anderson & Stephaine Irwin's) – Contracts.**

9. **Dan Crane, Treasurer Reports Given** : Dan passed out His copy of the Treasurer's report to the Community Members. Dan reviewed His report in detail as well as allowing for any questions the Community Members may have.
10. **Dan Crane**, also brought up the current By Laws, and was looking to change the wording – under the annual Books Audit. Dan Crane Proposed to the Community, that He wanted to take the word – (AUDIT) – out of our current By Laws. It was explained in detail that the way the current By Laws read, it can be – Either – (An independent audit will be conducted annually by a CPA or a qualified member of the district and presented to the membership annually). A couple of Community Members, one at a time, explained in detail why the By Laws read the way they do. Also Two Board Members explained to Dan and Community, the process that would need to take place if any By Laws were in need of being changed. One Community Member disagreed with what was said by the Two Community Members. This showing both the Boards involvement as well as the Community's involvement. There was some back - and - forth conversation from the Community Members as well as the Board, I Raymond Brown asked the Community Members, if there were to be a vote to change the wording – How may would vote to leave it the way it reads - ? – (14 – Votes to Leave it as is) – (3 – Votes to Change it). I Raymond Brown asked the Community Members just out of curiosity.
11. **Dan Crane**, proposed an interest-bearing Saving Account - ? – Both the Audience and Board Members asked multiple questions on and about the type of account – how much money will it make - ? – would we have access to the money if we needed it - ? – penalties for withdrawals - ? - . Dan Crane will do more research with the types of saving accounts, and what could be made interest wise if the Community were to invest in one of these Interest-Bearing Saving Accounts.
12. **Dan Crane**, asked the Board and Community Members why does Blake Anderson – (Contractor) – have a Debit Card - ?. It was explained in detail as to why Blake was given a Debit Card. This Card also shows to have Card limit of – (\$ - 10,000) – dollars. I Raymond Brown explained in detail as to why Blake has a Debit Card. Both JS and Myself are not always available to approve emergency requests. If a serious water leak were to takes place, or the need to purchase meters as an example, Blake and His team needs to act quickly, in or order to restore water to any area of the Community, or meters for the annual – 12% - replacement contracted by our Community. Blake has been asked, to let myself or JS know if there were to be any large purchases of – (\$ - 3,000 – dollars) – or more, we must be notified. Note – Blake has contacted me with less dollar amounts. Both JS and myself, as well as many Community Members shared their thoughts, and stated that Blake should have the Card.

13. **Dan Crane**, Stated to the Community our meter reader – (Chris White) – has worked for the Community for a number of years, and has never had a raise. It was presented to both the Community and Board by Dan, He would like to see that Chris White receives an increase in pay. It was stated to the Board that a – (\$ - 50 – dollar) – per pay period would be given. JS made a Motion to approve the – (\$ - 50 – dollar) – per pay period – Dan Crane – 2nd – any questions or concerns - ? – NONE – Motion passed.
14. **Dan Crane**, Community Members asked about the – WIFA – Process - ? – Dan Crane explained to the Community how the payment process works, as well as how we have to pay up front – then wait for a period of time to be reimbursed.
15. **Dan Crane**, asked the Community why – Raymond Brown – did not use His Debit Card to purchase product needed for the Water Board & Community - ? – but chose to use His personal funds to purchase products needed. I Raymond Brown explained in detail to both the Board and Community Members as to why I would not put a – (\$-10,000 – Dollar) – Debit Card, that belongs to the Timberland Acres Water Board on the Amazon.Com. Web Page. My purchases were for Toilet Parts for the Community Center & Printer Ink. I gave the Receipts to Dan Crane at the Meeting. Dan went on to express His dissatisfaction with my choice of not using the Debit Card. I expressed to Dan again in detail that it does not matter that I use my funds VS the Debit Card, you have my receipts, so you now owe me the money. Community Members also called out that – He paid for the items – you now owe Him the Money – “Pay Him”.
16. **Community Member**, stated that the – ARS’s – were not being followed. Another Community Members asked what – ARS’s – are not being followed - ?. 1st Community Member stated – ARS – 48.
17. **Community Member**, asked why do we have a Safety Deposit Box - ?. I Raymond Brown explained that we hold important documents in the Box, due to the past Fire that took place in our Community. This to keep our important documents Safe.
18. **Community Member**, stated that He has seen Blue barrels in the neighborhood, what are they for – Member then stated never mind.
19. **Blake Anderson’s Report**, (Copies given to Community Members).

07/19/2024 Members of the TADWID Board:

Please review the TADWID Q2 2024 report:

Prior Two Months: Total Water Produced: 3.2 Million Gallons Water Sold: 2.9 Million Gallons
Unsold Water: 9.77% Site Inspections: 26 TADWID General System Updates: ● 5/26 - Well 2:
Maintained and cleaned electrical contactors at well two; No issues with well tripping since this
time. ● 06/06 - 6220 Logger Lane: Found Customer Leak at meter box. Isolated leak and
informed customer. ● 07/02 - Well 1: Pulled and cleaned chlorine injector, replaced old feed
line. ● 07/09 - 846 Wilderness Trail: Replaced leaking meter. Turned meter into Dana Kempner
for warranty credit ● 07/12 - 6202 Juniper Ridge Rd: Installed blow off for flushing ● 7/24:
Performed valve maintenance on multiple isolation valves which had been buried. Water
Conservation Grant Fund Update: ○ Congratulations to the community of Timberland Acres and
it's Domestic Water Improvement District for being awarded WIFA's Water Conservation Grant!
○ \$263,747 Awarded - Project Scope Includes: ■ Drone Survey and Mapping of System ■
Upgrade of all meters to digital radio read ■ Remote Monitoring at all 3 sites ■ New Production
Meters at all sites ○ WCGF Update: ● System Survey and Mapping: ○ Ironside Engineering
selected as firm to perform drone survey and mapping. Mogollon Water Management staff are
working to uncover any remaining isolation valves in the system before field marking the entire
distribution system prior to drone flights. Estimated that flights will be performed at end of Q3
or beginning of Q4 ● Meter Vendor: ○ Fortline - Kamstrup has been selected as the meter
vendor for TADWID. Notice of award has been provided and TADWID is awaiting contract docs
from Fortline to proceed with procurement. ● Remote Monitoring Equipment ○ Final decision
on vendor and equipment options has been postponed until meter and mapping projects are
completed. TADWID WIFA Tank Rehabilitation Project: ○ Ironside Engineering: ■ Plans
submitted to ADEQ for approval to construct (ATC) permit ● ADEQ approved plans ■ Solicitation
to contractors begins 4/30/24 ● Willis Drilling and Pump selected to complete the project. Bid of
\$117,000 to complete project. ● Work remaining to be completed: ○ Construction of new
building and pad over well 3. ○ Movement of boosters and electrical components over to the
new building shared w/ well 3. ○ Installation of new hydro tank at well 3 site ○ Abandonment of
existing hydro tank ○ Installation of new automation controls for booster, well 3, and tank levels
● Construction to begin in Q3 2024 and completed in Q4 2024 Please let me know if you have
any further questions and as always it our pleasure to serve the community of Timberland
Acres, Blake Anderson Mogollon Water Management

20. **Call to the Public : NONE – All Discussion's took place throughout the meeting.**

'21. **Adjourn :**

The Meeting was adjourned at - (10:01 – AM)

DRAFT :