

Timberland Acres Domestic Water Improvement District
PO Box 1531
Show Low, AZ 85902
Regular Meeting of The Board

Minutes

APRIL – 25th - 2026

Members present:

JS Ison,
Dan Crane,
Raymond Brown,

Chair
Treasurer
Secretary

Call to Order

(9:00 AM)

JS Ison, Chair

Pledge of Allegiance

Led by JS Ison, Chair

Quorum

Confirmed by JS Ison, Chair

1. Call to Public (3 Minutes per person)

NO COMMUNITY MEMBERS SPOKE UP.

JS called on Ray Brown to read the – 1/24/2026 - & - 3/14/2026 - Meeting Minutes.

Prior to me reading the meeting minutes - Dan Crane spoke up, and asked if I – Ray Brown was going to make changes to our last meeting minutes - ? This request was through a community member, who had sent an e-mail to Dan Crane, Dan Crane forwarded that e-mail to the Board members - ? – I stated that I would not be making any changes to the previous meeting minutes, along with stating that those minutes represent what I heard, and what I wrote down in both meetings, on those given meeting days. Dan then asked if I had read the e-mail - ? – I stated that I had not read the e-mail, and again - repeated that I am not changing either meeting minutes. Dan went into detail on and about, Him being on a board, and that they can make changes to the meeting minutes as a draft, up to the time of being approved. I again stated that I will not be changing them, but you are more than welcome to change them if you would like. Community Member asked Dan Crane, do you have any proof that this was said by that Community Member - ? – Dan did not answer the question. Another Community Member spoke up and also stated that you can make changes to minutes in draft form. I again stated that I will not be making any changes, but again, Dan you are more than welcome to make the changes if you choose.

2. Approval of Minutes (Ray Brown)

Both meeting minutes were read – Regular Meeting Minutes - January – 1/24/2026, along with Special Meeting Minutes – 3/14/2026. A motion to approve the January – 1/24/2026 Meeting Minutes was made by Ray Brown, JS 2nd the motion. No questions or concerns, motion passed. Ray Brown made a motion to approve the Special Meeting Minutes, JS 2nd the motion. No questions or concerns, motion passed.

3. JS Ison, proposed to move forward with a new Webmaster. This due to our previous Webmaster leaving the Board. JS expressed that both the Water Board & Road Board will be working together with the new Webmaster, and splitting the cost equally. Cary Hauser road board chair, are in agreement with the new webmaster company, and agree to move forward with

the move. JS made a motion to approve, Ray Brown 2nd the motion, no questions or concerns, motion passed.

4. Dan Crane, spoke briefly about the status of our – (BANK -CD's), – (CD's) - will just continue to roll over.
5. Dan Crane, spoke to our bank account being hit with a – (\$ - 100) – dollar fraud, as well as a – (\$ - 1-cent) – Fraud. The bank has fixed both matters, no fraud activity since.
6. Dan Crane, spoke to the Treasurer's Report, and stated to all in the meeting, that if anyone has any questions or concerns, to please give Him a call.
7. JS Ison, made a motion to approve the Treasurer's report, it was quiet, JS asked Dan if He was going to Second the motion, Dan did not answer JS. I Ray Brown 2nd the Motion, No questions or concerns, motion passed.
8. CM – raised Her hand, I Ray Brown said yes – She said how do we have this board member dismissed - ?. I stated that She could contact – Navajo County – and express Her concerns on and about the board member and matter. Dan Crane asked this community member, may I ask why - ? – CM – stated because of your behavior. You have closed your file – crossed your arms – and scooted your chair back. Dan stated you don't know what happen 10yrs ago. CM – stated that does not matter what happen – 10-Yrs – ago, we as community members just want good clean water.
9. Another - CM – called Dan Crane out – stating – you need to quit pouting, be a man and do your job.
10. CM – stood up - Yelled out – this whole board needs to resign, wipe the slate clean and walked out of the meeting.
11. CM – called out that the – ARS's – again were not being followed – Board member Raymond Brown stated that our Lawyer Steve Wene – has ensured that Timberland Acres water board, is in no way violating any – ARS's – and that the board will continue to stay focused in following the – ARS's / By Laws, that are currently in place.
12. JS – stated we are moving forward, we have been working hard to get where we need to be – Blake jumped in and stated that He and His team have installed – (100 – Meters) – in the last – 45 – days.
13. Blake asked if we were going to review His contract – I Raymond Brown stated that I did not have a copy of His Contract – Blake stated that He had just recently e-mailed it out. Board to review His contract in up and coming meeting.
14. Rural Water Impact & Municipal Impact :



IMMENSE IMPACT, LLC

Home of RuralWaterImpact.com & MunicipalImpact.com

Rural Water Impact & Municipal Impact
(888) 551-4815
P.O. Box 121034
Arlington, TX 76012

Prepared For
Timberland Acres
P.O. Box 1583
Lakeside 85929

Estimate Date
04/25/2026

Estimate Number
26-CTWATER

Description	Rate	Qty	Line Total
Content Transfer Fee - Non Refundable Total Content transfer estimate range \$564.00-\$914.00	\$282.00	1	\$282.00

Road District & Water District Splitting Content Transfer
WATER DISTRICT AMOUNT DUE \$282.00-\$457.00

Covers transferring approximately 23 pages of content, 2 images, 8 links, 72 PDFs, 32 Contacts, 3 Locations, 13 Tables from <https://timberlandacres.com/> to new Municipal Impact Website.

*Transfer of documents older than 2025 not included.
Tax (if applicable) will be added per State Comptroller's Guidelines upon acceptance of estimate. Please Note: Content Transfer Fees are Non Refundable.

Muni Tier 1 Set Up Fee - 26 WATER Website Set Up Fee - One Time Charge (Does Not Include Existing Website Content Transfer or Custom Domain)	\$274.50	1	\$274.50
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Subtotal	556.50
Tax	0.00

Estimate Total (USD) \$556.50

Notes

Total Content transfer estimate range \$564.00-\$914.00.
Road District & Water District Splitting Content Transfer.
WATER DISTRICT AMOUNT DUE \$282.00-\$457.00

Immense Impact (dba Municipal Impact) will not create or produce any new documents, images or original content on behalf of website subscriber. Content transfers are completed within 30-45 business days following site launch; however, timeline may be extended if client's approval of changes is delayed.

In order to meet ADA Compliance standards, PDF's must be scannable, indexible and searchable. Any PDF not meeting this criteria will be resaved using OCR Technology. Any Word Documents will be saved as PDF's. Optical Character Recognition (OCR) is the process that converts an image of text into a machine-readable text format.



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Estimate Date
 04/25/2026

Estimate Number
 26-219H20

Description	Rate	Qty	Line Total
Muni Tier 1 Annual Subscription - 2026 WATER DISTRICT Municipal Impact Tier 1 (population 1-1500) Annual Website Subscription. Includes Hosting, Unlimited Customer Support, All Website Software Updates, Upgrades, ADA Educational Support & One Month Free.	\$406.00	1	\$406.00
Admin Fee Splitting of Invoices	\$15.00	1	\$15.00
		Subtotal	421.00
		Tax	0.00
		Estimate Total (USD)	\$421.00

Notes

ATTN: WATER DISTRICT

Municipal Impact Website Payment is divided evenly between Water Board (26-219H20) and Road District (26-219ROAD). Please note that both outstanding payments must be received in order to maintain uninterrupted service on your website.

Terms

NO RISK 30-Day 100% MoneyBack Guarantee. Prices subject to change without notice. Custom Domain Name and Content Transfer not included.

Questions? Give us a call at (888) 551-4815 or email us at support@municipalimpact.com

Prior Two Months:

Total Water Produced: 1.45 Million Gallons

Water Sold: 1.20 Million Gallons

Total Unsold: 259,918 Gallons

Total Site Inspections: 24

TADWID General System Updates:

- **Well Services Performed**
 - **Well 3:** Offline in standby while contractors complete work at Well 3 site. Chris Willis says they have received the parts needed to being restoring service to this site.
- **O&M Services Performed:**
 - **Delivered chlorine** to well sites.
 - **Completed Annual ADWR reports** and submitted them to ADEQ.
 - **Completed Quarterly MRDL reports** and submitted them to ADEQ.
- **Leak Repairs:**
 - Responded to a leak check at **6360 Bull Elk Run**. The MWM Team investigated and confirmed no active leak. Water is likely due to rain runoff.
- **Customer Services Performed:**
 - **Completed new service installation** at 6294 Bull Elk Run.
 - **Completed new service installation** at 810 Old Indian Trail.
 - **Relocated meter box** at 954 Old Settler Trail

TADWID Grant Project Updates

Water Conservation Grant Fund Update: 70% Completed

We have put in another reimbursement request from WIFA

- **100% Completed - Mapping & Drone Survey:**
- **33% Complete - Scada/Remote Monitoring**
 - We have installed the SCADA at Well 2 and will begin installation at well 1 next week. SCADA will be installed at Well 3 once the new booster site is ready.
- **90% Completed - Meter Replacement:**
 - We have converted the installed Kamstrup meters over to AMI and with nearly every meter communicating without the need for an additional antenna.

- Continued WCGF meter replacement program — **approximately 108 meters replaced** across the system throughout the quarter.
 - Anticipate 100% replacement and project completion in early Q2 2026

TADWID WIFA Tank Rehabilitation Project:

- Willis Well Drilling and Pump
 - The building is complete. Work on the electrical controls and manifolds has begun and is expected to be completed in the next 30 days.

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



JAN THRU MAR 2026-INCOME-EXPENSES

INCOME	Billing Receipts	\$24,465.77	Jan
		\$7,290.10	Feb
		\$32,295.21	Mar
	Fraud- deposit reversal	\$100.00	Xoom- A Paypal service- 3/31/26
	Fraud deposit	\$0.01	Xoom- A Paypal service-3/26/26
	State of AZ (WIFA)	\$138,615.24	01/28/2026 & 2/25/26
Total Income		\$202,766.33	
GROSS PROFIT		\$202,666.32	
EXPENSES	Bank Service Charges	\$0.00	
	Other Bank transactions	\$100.01	Fraud- Paypal
	Transfer to Savings	\$0.00	
	Computer/Software	\$123.60	
	Environmental Agency Fees- ADEQ	\$0.00	
	Website- Best Web Host	\$81.95	\$9.99 per month + domain renewal fee
	PO Box- Annual fee	\$226.00	Show Low PO Box
	USPS	\$59.36	Certified mail- Records request
	Mileage for initial Lawyer meet- PHX	\$498.80	JS and Dan
	Professional Fees	\$3,629.50	Lawyer- \$9615.00 YTD
	Allegra Printing	\$104.03	Records req. and Lawyer docs for meeting
	Safeway	\$57.08	Lunch- Comm. Meeting with Lawyer
	Beaver Tree Services	\$900.00	Well 1 tree removal and clean up
	Taxes- Dept of Revenue	\$2,037.33	February
	Insurance- Hancock -Leavitt / Travelers (yearly)	\$6,300.00	Effective April 2026 thru April 2027
	JCH	\$30,212.79	SCADA Remote Monitoring
	WCGF Project	\$47,751.72	Fortiline
	WIFA Project	\$0.00	
	WIFA Withdrawl	\$0.00	
	Refunds to TA residents	\$3,500.00	Chg'd for new service- service already existed
	Repairs:		
	MWM repairs and maintenance	\$1,178.66	
	MWM N/S install	\$1,474.22	
	Willis Drilling and Pump	\$1,604.42	Replace Breaker- Well 2
	Supplies:		
	Core and Main	\$276.14	
	USA Bluebook	\$0.00	
	Perkins Aggregates	\$0.00	

JAN THRU MAR 2026-INCOME-EXPENSES

Tractor Supply	\$0.00	
United Rentals	\$0.00	
Allied Controls	\$0.00	
Walmart	\$0.00	
System Operations:		
Water Testing- Mohave	\$70.00	
Water Testing- Sacred Water Testing	\$120.00	
Utilities:		
Telephone- Frontier	\$201.96	
Electric- NEC	\$2,776.56	Includes \$208.76 for Comm Ctr
Garbage Collection- WM	\$468.56	Final bills- Service closed
Propane- Griffin's	\$0.00	
Propane- Owens	\$401.68	
Contractors:		
Blake Anderson-Mogollon Water Management	\$12,416.80	
Stephanie Irwin CPA- Billing	\$4,000.00	
TOTAL EXPENSES:	\$120,571.17	
BEGINNING BALANCE CHECKING- Jan 01 2026	\$61,795.21	
ENDING BALANCE CHECKING- Mar 31 2026	\$143,990.37	
\$61,795.21		BEG BALANCE 1/1/2026
\$202,766.33		TOTAL ADDITIONS JAN THRU MAR 2026
\$264,561.54		TOTAL
\$120,571.17		EXPENSES JAN THRU MAR
\$143,990.37		END BAL 03/31/26 P&L
\$143,990.37		ENDING BALANCE PER MARCH BANK STATEMENT
<u>CURRENT CHECKING BALANCE AS OF 4/25/26</u>	<u>\$94,510.83</u>	
<u>CURRENT SAVINGS BALANCE AS OF 4/25/26</u>	<u>\$4,000.85</u>	INTEREST FISCAL YTD- \$2.17
<u>CD BALANCE AS OF 4/24/26</u>	<u>\$102,033.14</u>	PROJECTED TOTAL OF 4 CDs

3 CD'S MATURED ON 03/29/26- PROJECTED VALUE IS \$25,568.41 EA ; 1 CD MATURED ON 4/19/26- PROJECTED VALUE WAS \$25,327.91

Check 3648 (Ray)

Moyes Sellers & Hendricks

1850 North
Central Avenue
Suite 1100
Phoenix, AZ
85004
Tel: 602-604-2141

Timberland Acres Domestic Water Improvement District
POBox 1531
Show Low, AZ 85902
Attn: Dan Crane

April 20, 2026

Invoice # 44622

In Reference To: General

Professional Services

		<u>Hours</u>	<u>Amount</u>
3/3/2026	EK [Paralegal] Assist S. Wene in drafting policies and procedures documents.	0.70	80.50
3/5/2026	SW Draft curtailment plan, deferred payment agreement, and termination rules; draft correspondence to client regarding same; draft meeting agenda; draft correspondence to client regarding same.	2.10	745.50
3/10/2026	SW Telephone call from client regarding upcoming meeting; telephone call to client regarding same; telephone call with client regarding same; draft correspondence to client regarding policies and rules; review and revise agenda; draft notes regarding upcoming meeting.	0.60	213.00
3/14/2026	SW Prepare for, travel to, and attend board meeting.	8.40	2,982.00
3/16/2026	SW Telephone call from client regarding issues to address and potential meeting.	0.10	35.50
3/17/2026	SW Telephone call with client regarding issues to address over the next three months including budget.	0.30	106.50
3/18/2026	SW Draft all documents for preliminary budget hearing and budget hearing.	2.00	710.00
3/19/2026	EK [Paralegal] Assist S. Wene in drafting budget meeting agenda and various associated documents; draft motion to lift stay.	0.80	92.00
	SW Prepare for and attend meeting with board chairman; telephone call to Blake Anderson regarding budget; revise budget documents.	1.70	603.50

	<u>Hours</u>	<u>Amount</u>
3/30/2026 SW Telephone conference with B. Anderson regarding budget; review multiple correspondence from client regarding budget and meetings; draft notes regarding same.	0.40	142.00
3/31/2026 SW Review correspondence from B. Anderson regarding financial reports; review financial reports.	0.50	177.50
	<hr/>	<hr/>
For professional services rendered	17.60	\$5,888.00
Previous balance		\$1,775.00
3/25/2026 Payment - thank you. Check No. 3755		(\$1,775.00)
Total payments and adjustments		<hr/> (\$1,775.00) <hr/>
Balance due		<hr/> <u>\$5,888.00</u> <hr/>

Firm EIN 86-0936446

Starting June 1, 2026, our firm's hourly rates are increasing for the following individuals: (a) Cody Jess - \$600; (b) Natalya Ter-Grigoryan - \$475; (c) Lawrence Palles - \$450; and (d) Nicholas Walter - \$375.

Public Hearing and Budget meeting

Early May meeting--- Dates to be determined as of today

- Conference call
- Public can attend
- Agenda:
 - Discuss water rate increase and how to approach
 - How to approach Policy & Procedure provided by Steve attorney. Plan for Board vote on June 20th Special meeting at Community Center
- Attendees. Steve Wene attorney, Blake Anderson, TADWID Board members

June 20, 2026 Special Meeting at Community Center

- Board to vote on Final Budget Document for 2026-2027 fiscal year.
- Board to vote on new Policy and Procedure
- Attendees. Steve Wene attorney, Blake Anderson, TADWID Board members
- Community invited
- All newspaper and bulletin board communication about rate increase will be completed within timely manner.

WEBMASTER CHANGE

- Darryl gave his notice as Webmaster.
- Blake Anderson gave reference to Rural Water Impact. This company services Pinetop Water, Pinedale Water, White Mountain Summer Homes, Jerome, many others.
- The Road Board wants to partner on the new website.
- Yearly fee is \$421 per year per Board. Monthly charge is \$35 per month.
- One time set up fee is \$274.50
- Content transfer (taking all info on current website and moving to new site) is \$282 to \$457 (range depending number of documents).
- Each Board is paying for their website. We just share the Domain name as we are doing now.
- If we go with new vendor, Rural Water Impact would need 4-6 weeks to transition.
- Timberland Acres Water Board owns the current domain and name.
- According to our attorney, Steve, we do not have to go thru the RFP process for position of Webmaster due to REASONABLE BUSINESS PRACTICES. Reasonable business practices means the low amount per month of \$35. Does not need RFP.

Adjourn

The meeting was adjourned at - 10:10 - AM.

DRAFT