

Timberland Acres Domestic Water Improvement District
PO Box 1531
Show Low, AZ 85902
Regular Meeting of The Board
Minutes
January – 24th · 2026

Members present:

JS Ison,	Chair
Dan Crane,	Treasurer
Raymond Brown,	Secretary
Roger Miller,	Secretary of Affairs

Call to Order (9:02 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)

Kristine Sleighter:

During the October 30, 2025 TADWID meeting, this body discussed courtesy water service for board members and those assisting the board, namely Roger Miller and Darryl Sleighter. The draft minutes reflect this would be looked into, stating this body would discuss the topic with their legal counsel with no motions or board approved actions.

On December 12, 2025 the White Mountain Independent reported Fiscal Year 2024/25 water usage by name for each board member, Roger Miller and Darryl Sleighter. The clear intent of this article was not to address courtesy water itself, but rather an attempt to shame board and community members by name for their quantitative water usage. Dan Crane, Larry and Janet LeBlanc were all quoted in the article. The release of unredacted confidential utility information without an express waiver signed by the customer in writing is an illegal offense.

On January 19, 2026, I verified with TADWID Billing/Stephanie Irwin she released confidential utility information to Dan Crane.

I fully support the public record request process, and I fully support agencies like this board responding in a responsible and timely manner.

However, I do not support a board responding to a record request where:

- First: The entire board did not review the record request.
- Second: The entire board did not take into consideration redacting confidential customer information in response to the request.
- And Finally, The board provides additional information to the requestor not specifically asked for in the original records request.

For example, if this board receives a record request for fiscal year water usage by board members, how was that request expanded to two non-board members, and members of the community? It concerns me that this board and other third-party individuals have opened this board and themselves to litigation.

I have reviewed all past agendas and minutes and did not find where:

- First: This record request was reviewed as a board.
- Second: The response to this record request was reviewed as a board.
- Third: This board took into consideration redacting personal confidential utility information from its response.
- And Finally: This board took this information directly to the WMI and supported an article with intent to shame this board and members of the community to do away with this board's compensation.

Janet LeBlanc:

TAWID Water Board Meeting Jan. 24, 2026 – Public Comment

Since public comment is before the attorney's recommendations, I'm hoping the issues of unethical water usage will be corrected from those recommendations.

For example, the board as a whole used 223,969 gallons of water for FY 22/23. For FY 23/24 the board, as a whole, used 360,004 gallons of water. And for FY 24/25 the board, as a whole, used a total of 537,172 gallons of water.

If the average usage, as a whole, of 150,000 gallons of water were deducted from each of these totals, and then add the remaining overage of water usage, it would total to 671,145 gallons in over usage of water in a 3 year period, by the board.

ARS 48-1013 allows directors of domestic water improvement districts to be paid up to \$75 per meeting, plus expenses. It does not mention free utilities as compensation. And, Ethics statutes prohibit public officers from receiving compensation other than as provided by law.

Arizona's Constitution bars gifts of public funds unless for a public purpose or benefit. Unlimited free water benefits risk running afoul of this rule.

Since the community did not get to hear the attorney's recommendations before public comment, I'm hoping these, and other, issues will be resolved during that agenda item.

Thank you

John Powell: Talked on and about the personal records obtained, and how that information on both the board as well as two community members was mishandled. He also stated that the numbers called out by another community members are skewed. Example, the Board members under our current By Laws are intitled to No Fee / Courtesy Water. The board chooses to compensate volunteer positions that assist the board; it has always been at the board's discretion. Example numbers called out by community member showed 5 People when it should have only been the 3 board members.

Cary Houser: Asked each board member how much time each board member worked last Month, other than the quarterly meeting held? Ray Brown answered around 5 to 10 hours; JS Ison stated 15 to 20 hours; Dan Crane stated several hours a week.

JS Ison: Talked on and about Timberland Acres showing to have 11 miles of pipe running throughout our Community. JS also stated that our system is always in need of updating, repairs, valve flushing, etc.

Dan Crane: Talked on and about there is misinformation out here he will not comment on. Issues brought up three years ago and believes we are moving in the right direction.

Jerry Irving: Jerry wanted everyone to know that he was very thankful for having good clean water to his home – always.

2. Approval of Minutes (Ray Brown)

Ray made a motion to approve the October 30, 2025 minutes. JS 2nd the motion. No questions or concerns, motion passed.

3. Stephanie Irwin Contract (Ray Brown)

Ray Brown talked in detail on and about Stephanie continuing with her previous contract, showing that she has worked with the same pay rate for more than a year. Dan went on to talk about and asked the board if we had obtained additional bids for the accountant position? I stated no, and went on to state that we had talked about this in the past, and put it off, and I was prepared to move forward with a motion to accept her contract. Dan asked to wait to get additional bids – as part of the board, I did not feel that the board would be doing the right thing in holding off any longer, as well as pushing aside what Stephanie had done for both the board and community in giving us an additional year of her service, with no increase to her pay. Community member stated that they should do a RFP, have it placed on the agenda, and then it could be talked about. I then stated that I was moving forward to make the motion. After I expressed some detail on and about what Stephaine does for us, including reading her job tasks. Dan then stated that she does not do any more than the previous person holding that position, and that we are not comparing apples to apples, as well as we are not saving more monies. Dan gave the community his detail version of why we are not saving any more money. I then went on to make the motion to approve Stephanie Irwin's contract. JS Ison 2nd the motion. No questions or concerns, motion passed.

Cary Houser: When one of the board members was becoming elevated, Cary stopped him, and stated there is no place for that type of anger – take that outside.

4. Handling of Private and Personal Information (Ray Brown)

Due to the ongoing community matter – this showing some community members to be pushing against the Timberland Acres Water Board, as well as some of our community members, that work with the board. I feel it necessary to talk in detail on and about it.

1. This board has an obligation to retain certain paperwork. This paperwork could be confidential material that is not for public viewing but is to be held in a file if by chance Navajo County were to ask for it. Types of paperwork that is to be retained is quarterly board meeting minutes – special meeting minutes, all banking information, treasury reports, annual reports, budget reports, property mapping records, ownership of any and all titles, equipment, contractor's records, supply's, etc. Again, some will be public record some will be confidential. Not all records is for public.
2. This takes me to our current matter. Private information being requested, or asked for from our accountant/contractor's. This information was given out, and mis-used. The question (who was it given to?) I can tell you that I am currently in the fact-finding phase of chasing this information down through e-mails, request through phone conversations held, social media, etc. and what can lead me to how this information was obtained. Once it was obtained, how was the information disseminated allowing community members to pass it on to the newspapers, postings on face book as well as our community boards.
3. Which leads me to inform everyone who was able to make this meeting today, I state this to all of you today. I, Ray Brown, Timberland Acres Water Board member (secretary) feels morally obligated and responsible to retain any and all information requested, used and found. This to move forward with an outside independent investigation. This investigation to also include myself, as well as the other two board members. All information found will be given to the hiring of this additional lawyer, which Timberland Acres Water Board will be responsible for. As I follow up with this fact-finding information, all documents will be submitted to the lawyer. All board members to be checked in depth. If any board member or members who may have been involved as well as any community members who helped in the pushing of this private information on, I will ask and seek and pursue any and all actions, along with ensuring immediate halt of what is happening, along with harsher action if it continues. I personally hold myself accountable in all that I do in my everyday life as well as what I do when I'm sitting in this board chair. The majority of everyone in this room today are important to me as a friend and neighbor, we help one another when help is needed. The oath I took stepping into this position, I swore to that oath. If in any way I should show that I failed this community, I'm sure his findings will let us know and if there are any findings, it will also show where that failure was. Note: This to also include that even though someone obtains the information, I will ask what legal action can be taken on those that continue to misrepresent the board and community members through Facebook for publicly shaming, character defamation, newspaper and neighborhood board posting, etc. Maybe it is freedom of speech. We'll see. I have collected a good portion of the names. I personally feel that all these moves are personal, cold and calculated, this is also why i am putting this on public record. This is why we show a need for an independent lawyer. This also to do a deep dive into this behavior of all matters before something more harmful happens. None of these actions can be taken lightly.
4. Note: Again, the reasons for these actions of mine are knowledge bears responsibility. Also, along with who I am, my morals, my values, my integrity, my intentions in all that I do in my everyday life.

5. I know there are a lot of you in this room who know me personally and that I stand for each and every one of you in doing the right thing when needed or called upon I'll be that whistle blower.
6. So, as I move forward with my fact-finding journey, I know that something good will come of it.

Hopefully, this will show that each one of us as board members can be trusted with what we have been tasked in doing for this community. What's that constantly used word? Transparency - to do what's right when faced with decisions and challenges at any given moment.

Also note: If some findings were to come back that a board member or members may have broken that trust those members or member will be dealt with as the law sees fit, along with Navajo County Elections board for viewing. Thank you all for coming out today.

JS Ison: Talked about Timberland Acres showing to have one of the best water systems throughout the mountain, as well as some of the best water. Blake concurred with JS.

Dan: Talked about how both Blake and Stephaine have both taken a lot of pressure off of the board. We are managers of the board. I don't care what Ray or JS do – were tasked with managing the board – and what is currently happening is water abuse. But I do see that we are making progress and moving forward in the right direction. Dan read an email from the DWID lawyer, Steve Wene who recommended names should have been removed. Dan said Stephanie Irwin gave the information to the community, not him. Dan said he decided to look up the definition of should and read the definition to the audience.

5. Financial Review (Dan Crane)

Dan Talked about the dumpster removal & the type of contract we were under with them, along with the time frame for removal. Dan also talked in detail on and about our CD's and the returns we have been making on them. It was asked, what is the most expensive piece of equipment we own?

Answer is the wells \$250,000. Blake and Dan spoke to important reason why we need to have our bank accounts showing large sums, in case the unforeseen happens.

JS Ison made a motion to approve the Financial Report, Ray Brown 2nd the motion. No questions or concerns, motion passes.

Dan and Blake along with a community member talked about the pressure tank out front. This piece has been sold and the water district no longer shows to have a need for it.

Dan talked about our current insurance policy. We are still in a holding pattern for possible rate increase. Dan spoke on and about our current Checking / Savings, WIFA, Payment to come in, bank account will then show that increase, or update.

Dan's – 01 / 20 / 26 - MWM 2025. Q4 Board Report for Timberland Acres DWID – Also – OCT THRU DEC – 2025 – INCOME - EXPENSES

Prior Two Months:

Total Water Produced: 1.52 Million Gallons

Water Sold: 1.44 Million Gallons

Total Unsold: 88,107 Gallons

Unsold Water: 5.7%

Total Site Inspections: 26

TADWID General System Updates:

- **Water Loss:** We are very pleased to report that water loss numbers continue to remain low. Loss was just under 6% in November/December. Considering that a portion of this is known to have been lost to routine fire hydrant flushing it's doubly impressive. Sub - 10% is considered very high performing across utilities of all sizes
- **Well Services Performed:**
 - **Well 2:** The MWM team had to replace the cla-val diaphragm and valve rubber due to valve, not shutting completely after flushing was complete, causing the well not to be able to pump in the system
 - **Well 3:** Offline in standby while contractors complete work at Well 3 site.
- **O&M Services Performed:**
 - **Routine Flushing:** Antelope Trail, Jack Rabbit Trail
 - **Bluestake Requests:** 4
 - **Chlorine Deliveries:** 20 Gallons in total
- **Leak Repairs:**
 - **6217 Wildcat Trail N.:** Leak was reported by a neighbor. Our operator found that the leak was coming from near the customer's house. The customer was contacted and informed of the situation.
- **Customer Services Performed:**
 - **6267 Loggers Lane:** ReRead Customer Meter to confirm read.
 - **969 White Mountain Dr.:** Found customer leak on yard hydrant. Customer notified.
 - **929 White Mountain Dr.:** ReRead customer meter. The operator found that the meter was clocking usage. Left the valve off and contacted the customer.
 - **6303 Cholla Road:** Customer called and asked if we would shut off their water as they are out of town and forgot to winterize their home.
 - **889 White Mountain Dr.:** Emergency customer called out due to no water. Removed the meter and ran multiple tests and found that there was no issue on our end and a line under the customer house has most likely froze.
 - **6360 Bull Elk:** Went out to check on high usage as the customer is out of town and confused about a high water bill. The customer valve was found to be leaking and allowing water to pass through so the operator shut down our valve as well.

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:**
- **0% Complete - Scada/Remote Monitoring**
 - We have accepted the quote from the scada vendor and are waiting to receive shipment, installation able to be completed within a matter of days post delivery.
- **60% 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.
 - We have received an additional 100 residential meters and 3: 2" meters from Kamstrup.
 - Now that we have received the new shipment of meters we will resume replacements across the system.
 - Anticipate 100% replacement and project completion in late Q1/ 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. Willis has removed the pressure tank from the community center site. Project will be completed in coming weeks.

Well 2 - Hydrogeologist Report:

Mr. Wolfe has been provided with requested documentation and contacts to complete his report. We are awaiting the final draft for TADWID review. Preliminary conversations indicate he recommends we look to drill near the existing Well 2 site.

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



OCT-THRU DEC 2025-INCOME-EXPENSES

INCOME	Billing Receipts	\$9,489.55 Oct
		\$27,501.82 Nov
		\$9,268.57 Dec
	Moved from Savings into Checking for buffer	\$30,000.00
	Refund for debit card fraud	\$10.89
	State of AZ (WIFA)	\$32,089.90 10/02/25
Total Income		\$108,360.73
GROSS PROFIT		\$108,349.84
EXPENSES	Bank Service Charges	\$0.00
	Other Bank transactions	\$10.89 Debit card fraud- Bank reversed charge
	Transfer to Savings	\$25,988.54 Transferred \$16988.54 (10/29) & \$9000.00 (12/4)
	Safe Deposit Box	\$0.00 No longer have a SD box- Did not get a refund
	Computer/Software	\$123.60 Quickbooks
	Environmental Agency Fees- ADEQ	\$847.97
	Website- Best Web Host	\$29.97 \$9.99 per month
	PO Box- Annual fee	\$188.00 Lakeside
	USPS	\$10.48 Certified Letter to Waste Management
	Professional Fees	\$97.50 Lawyer
	WIFA Withdrawl	\$0.00
	Taxes- Dept of Revenue	\$4,772.14 Oct (\$2567.84) & Dec (\$2204.30)
	Insurance- Hancock -Leavitt / Travelers (yearly)	\$0.00 Renew on 4/1/2026
	WCGF Project	\$15,000.00 Fortiline and MWM Project Mgm't time
	WIFA Pressure Tank	\$62,963.52 Willis Drilling and Pump
	Refunds to TA residents	\$53.28 Final refund- Moved
Repairs:		
	MWM repairs and maintenance	\$3,212.86
	MWM N/S install	\$0.00
Supplies:		
	Core and Main	\$91.94
	USA Bluebook	\$1,463.70
	Perkins Aggregates	\$0.00
	Tractor Supply	\$0.00
	United Rentals	\$0.00
	Allied Controls	\$0.00
	Walmart	\$0.00
System Operations:		

OCT THRU DEC 2025-INCOME-EXPENSES

Water Testing- Mohave	\$105.00
Water Testing- Sacred Water Testing	\$40.00
Sacred Water Testing- Material purchase	\$423.00
Utilities	
Telephone- Frontier	\$201.96
Electric- NEC	\$2,934.38 \$154.41 of the total is for the CC
Garbage Collection- WM	\$279.63 Service cancelled-effective 2/1/26
Propane- Griffn's	\$0.00
Propane- Owens	\$0.00
Contractors:	
Blake Anderson-Mogollon Water Management	\$18,625.20
Stephanie Irwin CPA- Billing	\$3,000.00
TOTAL EXPENSES:	\$140,463.56

BEGINNING BALANCE CHECKING- OCT 01 2025	\$93,908.93
ENDING BALANCE CHECKING- DEC 31 2025	\$61,795.21

\$93,908.93 BEG BALANCE 10/1/2025
\$108,349.84 TOTAL ADDITIONS OCT THRU DEC
\$202,258.77 TOTAL
\$140,463.56 EXPENSES OCT THRU DEC
\$61,795.21 END BAL 12/31/25 P&L
\$61,795.21 ENDING BALANCE PER DECEMBER STATEMENT

<u>CURRENT CHECKING BALANCE AS OF 1/24/26</u>	<u>\$44,739.04</u>
<u>CURRENT SAVINGS BALANCE AS OF 1/24/26</u>	<u>\$4,000.76</u> INTEREST FISCAL YTD- \$2.08
<u>CD BALANCE AS OF 1/24/26</u>	<u>\$101,057.38</u> PROJECTED TOTAL OF 4 CDs 3 CD'S MATURED ON 12/29/25- PROJECTED VALUE WAS \$25,352.46 EA- 1 CD OPENED IN NOVEMBER 2025 IN THE AMOUNT OF \$25K

6. Chairman Comments / Motion to Move Forward With Attorney Recommendations (JS Ison)

JS talked about the executive meeting attended by both Dan and himself with the lawyer, Steve Wene. JS asked Steve if the board was in violation on anything we are currently doing? Steve went on to state we were not doing anything illegal and we are in line with ARS's and By-Laws. If we stay with By Laws, his suggestion was to update them. JS stated that the lawyer made suggestions that the majority of his DWID boards have moved from By-Laws to Policies and Procedures. JS noted that the board will be meeting with their lawyer on the 14th of March up here in person. Cost of Policies and Procedures to be drafted is about \$500 dollars. Dan brought up Joe Jarvis that was recommended by Blake, this due to his knowledge of the DWID's, as well as Policies and Procedures. Joe Jarvis' cost per hour was \$65 dollars. After some conversation and discussion, it was noted that Joe Jarvis was not an attorney. Community member stated you get what you pay for, meaning having an attorney will ensure a legal document or documents, as well as what the proper direction to move forward is. Not sure if there will be a training session after this meeting or if it is just with the board on March 14th. JS will follow up with Steve.

JS made a motion for the board to give Steve Wene approval to move forward with drafting Policy and Procedures for the board to review. JS did not receive a 2nd, along with a long pause, there was no response from the other board members. JS again asked for a 2nd to his motion. JS then asked Ray who said yes. JS asked Dan who said no. This Pause from me was due to knowing that Dan Crane has made it clear he wanted to move forward in making a change from By-Laws to Policies and Procedure, so I held off on seconding the motion thinking Dan would 2nd the motion. Even though I said yes to a vote – this was not a 2nd. Ray then asked JS, this is only to talk about and review with the lawyer correct? JS stated that is correct. I then 2nd the motion, No questions no concerns, motion passed.

7. Mogollon Water Update (Blake Anderson)

Everything is currently looking good in the neighborhood. Project for the antenna's still ongoing. Contractor - WIFA – BW Construction tie overs to be completed within the next – Month or Two. Well - #3 – is currently off-line. Antenna program progress is still being worked on. Again, this system that is coming soon will have update alerts or alarms on all tanks, informing the team of any and all possible leaks, as well as low level tanks.

Adjourn

The meeting was adjourned at 10:02 AM.

DRAFT