

Granite Oaks Water Users Association  
**Board Meeting Minutes**  
Meeting of March 25, 2015

Approved May 27, 2015

BOARD MEMBERS

Gerry Garcia, President Jim Peoples, Vice President John James, Treasurer John Monroe, Secretary
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THOSE PRESENT

Contract Staff

Bob Busch, MDI Taxes & Acctg Allen Kaplan – Accountant Jim Muylle - Fann Environmental
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The meeting was convened at 8:00 am by President Gerry Garcia. Jim Peterson, Larry Dorrell and Gerry Tumey were absent.

When the meeting began, John James was not present, and so there was no quorum to conduct business. The meeting consisted of reports.

**1. Reports**

**2a. Financial Report**

Allen Kaplan reported that so far this year revenue is down by about 30% from a year ago, or about less \$2,000 less sales. Expenses are up from a year ago, primarily due to generator repairs, so net income is \$4,500 less than a year ago. The Balance Sheet reflects cash down about \$3,500 due to lower water sales. No new meter deposits so far this year. The new connect on Granite Oaks Drive should show up in March data.

John James reported that the balance in the Corporate Account is \$70,117 and the balance in the Operating Account is \$31,187.

Allan commented that although the water sales were down considerably, the APS billing was slightly higher than a year ago.

*Action Item: Bob will check APS billing and rates for this year compared to last year.*

Allan also noted that the billing rate for the Fulton property appears to have remained unchanged.

*Action Item: Bob will follow up with MDI to make sure the account is charged the correct rate.*

**1b. Operator Report**

Jim Muylle reported that ADWR would be on site today at 10 Am to check static levels in the Deerfield and Post Oak Wells.

He reported that the meter installation at 2850 Granite Oaks Drive has been completed. Fann Environmental had some difficulty locating the line, that was found near the wrought iron fence, quite a way off the roadway.

Jim Muylle stated that Gary Regneir has begun with modification of the system panel. It should be completed in April.

All valves in the system have been checked and operated.

Thirteen meter verifications were been completed in February.

### **1c. Manager's Report**

Bob Busch commented that the reason for the high unaccounted for water rate in December (almost 16.8% or 550,000 gallons) was due to a misread meter on the Post Oak Well. The meter was read high, and the January Comparison Report shows zero water pumped from the Post Oak well. Finally, in February, the amount reported pumped caught up with the meter reading, and February showed about 100,000 gallons pumped from the well. Unaccounted for water rates were down considerably in January and February (Jan- .41%; Feb 3.97%).

He noted that the service connection on Granite Oaks Drive was completed in early March. He reported that line from the main to the meter was completed on March 9th, but the connection from the meter to the home has not been verified. The line was located with electronic detection. The property owner hired Frontier Excavation to do the work. No tracer wire was found on the main line. A tracer wire was installed on the new service connection line from the tap to the meter.

Bob reported the Consumer Confidence Report has been sent to all customers, and a Certification has been sent to ADEQ as required.

The GOWUA website was out of service for a day or two in February.

Bob is working on an Annual Report due to the Arizona Dept of Revenue by April 1st.

## **2. Old Business**

### **3a. Review of Action Items:**

No action items.

## **3. New Business**

### **3a. Customer Notice**

Bob distributed a proposed notice to customers explaining the bill payment due dates. The notice explains the due date and advises customers to be aware of bank auto payment processes and post office delivery times in making bill payments.

There was some discussion about changing the date for late fee calculation to the end of the month, but no action was taking.

It was the consensus of the Board that sending the notice was appropriate.

### **3b. Rentals**

Bob reported to the Board that there are about 15 or so rental properties in GOWUA. Some renters has skipped owing bills in the past. He commented that he was aware the ICR Water Users

recently implemented a practice of requiring property owners to co-sign on the account. If the renter leaves an unpaid amount, the property owner has to pay.

The Board discussed the matter, and no action was taken.

With the arrival of John James, a quorum was present.

#### **4. Minutes of January 25, 2015**

**John Monroe moved to approve the draft Minutes of the January 25, 2015 Meeting with a typographical correction to the first line of the minutes. Jim Peoples seconded. The motion carried unanimously.**

**Motion: Jim Peoples moved to adjourn. John Monroe seconded. It passed unanimously.**

The meeting was adjourned at approximately 8:35 a.m.

**Next meeting: Wednesday, May 27 2015, 8:00am – Post Oak Site.**

Minutes transcribed by Bob Busch

**Submitted By:**

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**Secretary**