

Granite Oaks Water Users Association
Board Meeting Minutes
Meeting of April 24, 2019

Approved May 22, 2019

THOSE PRESENT

BOARD MEMBERS

Contract Staff

Jim Bricker, President Claire Hutt, Vice President John James, Treasurer - Absent Bonnie Pearson, Secretary Ken Nelson, Board Member Daryl Mathern, Board Member Gerry Garcia – Absent
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Bob Busch, Manager, GOWUA Allen Kaplan – Accountant Bruce Eldredge – MDI Taxes & Accounting Derek Scott- A Quality Water Co.

Guests: Matt Bornyasz, Granite Oaks Estates.

1. The meeting was convened at 9:00 am by President Jim Bricker. .

2. MINUTES BOARD MEETING OF MARCH 27, 2019.

Motion: Ken Nelson moved to approve the minutes of March 27th. Bonnie Pearson seconded. Motion passed unanimously.

3. REPORTS:

3a. Financial Report

Allen Kaplan reviewed the first quarter financial results. Revenue for the first quarter were close to budget. Expenses were almost \$20,000 under budget due to repairs and maintenance under budget by over \$18,000. The loss for first quarter was \$12,500. Cash is down about \$35,000 from the end of last year. Bruce has redistributed assets on the balance sheet according to the Uniform System of Accounts. There were \$24,000 in assets retired with the meter replacement program. There are 2 CD's maturing this year totaling about \$155,000. Allen reviewed the Cash Flow Analysis which detailed the \$34,700 cash depletion for the first quarter.

3b. Operator's Report

Derek Scott reported that the meter reading went very well this month. He stated he is working on the programming issue in the control panel that caused the brief pump shutdown a few weeks ago. He is working with John Patton of Envirotech to get the factory rep to modify the program so it won't shut down with a power bump.

Bob Busch asked about the Consumer Confidence Report (due by July 1st). He said he had asked Pat Carpenter about it and Pat said he was waiting on MAP (Monitoring Assistance Program) testing results. ADWR takes samples and tests for certain contaminants. Normally, MAP results are available by year end. Derek indicated Pat is working on it.

Jim Bricker asked if there was anything new regarding the three properties on Bard Ranch Rd. Derek Scott stated there is a well on the old Bard Ranch property. The customer in the second lot has a meter and is a water company customer. He said that while looking for a meter on the third property, he had a discussion with a woman who said they have been on a well for the past 14 years. Bob Busch stated that he looked on the ADWR website, and was unable to find the well record. He said that the property was the old Bard Ranch property. It was not part of the original Granite Oaks subdivision, and no meter boxes were installed. The lots were split later, and the property in the middle installed a meter and connected to the water company. Neither property on each side are water company customers.

There was a discussion about two properties on Fair Oaks. One property was a customer until about ten years ago. He has a well, and disconnected from the water company. His neighbor also has a well, and recently applied to become a customer. The two lots were created from three lots that were originally platted. Derek indicated that when he went to install the new meter, he discovered a meter box, with a meter, that had been covered over and not noticeable earlier. Bob Busch indicated that he was only able to find one of the two wells in the ADWR database. There was some discussion about well registration requirements and how GOWUA might be able to determine if there is a well on a property.

Derek Scott stated that an audit of properties should be done to verify where each property is getting water.

Action Item: Derek will conduct an audit of properties to verify that all homes have a meter or other verified source.

Ken Nelson asked if we are doing anything with leak detection. Should GOWUA get involved with leak detection? There was a discussion about the possible cost of equipment vs the service, and possible ways to isolate unaccounted for water.

Matt Bornyas asked if there were any lines run outside the subdivision way early in the company history that might still be operational. Bob Busch indicated that there was supposedly a line from Deerfield well to the ranch property along Williamson Valley Road that was disconnected long ago. No drawings have been found to document the line or to verify the disconnection, although it supposedly was investigated and verified.

Action Item: Derek (A Quality Water) get an estimate for leak detection (equipment and contract).

Claire Hutt stated that the valves in the transmission line from the wells should be checked to make sure they are operational and not leaking.

Action Item: Derek (A Quality Water) will verify that valves in the transmission line from the wells are operational and not leaking.

3c. Report from MDI

No report this month.

3d. Managers Report

Bob Busch stated that he did not receive a single call this month from customers complaining about high water use.

He stated that a flyer soliciting candidates for the Board will be included with this month's bill.

4. OLD BUSINESS:

4a. Action Items:

All action items have been completed.

4b. Discussion of refurbishment of Glenshandra Well.

Bob Busch stated the specs for Glenshandra well refurbishment were emailed to the Board.

Ken Nelson asked about the videos of the well. One is noted before the work, another after the cleaning. He asked if there are two videos or three. Bob Busch commented that the spec calls for brushing cleaning and a video following. If further cleaning (chemical) is required, a third video would be done.

Daryl Mathern commented that the spec calls for "equal to" equipment. He asked if the intent is to make the equipment in both wells the same, so that a spare could fit either well. There was some discussion about equipment in the Deerfield well. The spec'd equipment for Glenshandra doesn't seem to be the same as the equipment in Deerfield.

There was a discussion about the condition of the Glenshandra and whether it should be refurbished this season. Ken Nelson asked if the amp draw information is available for Glenshandra. Derek stated that he records that data each visit. He stated that no megger check has been done on the well yet. He hopes to have it done in the next few days.

Action Item: Derek will megger check the Glenshandra well, and notify Bob Busch, who will notify the Board.

It was the Board consensus that if the meg check of the Glenshandra well is satisfactory, the refurbishment will be delayed until fall.

5. NEW BUSINESS:

5a. Review proposals for tank cleaning.

Bob Busch passed out proposals from Midco Diving, and Advanced Diving Services. He stated that the last tank cleaning was done in 2013.

There was a question about where the waste water goes. Bob Busch replied that it is piped to the street. Bob stated the Midco performed the inspection in 2013. A video and written report was done at that time. The tank was fairly clean at that time, probably less than 3 inches of sediment.

There was some discussion about the two proposals, cost, extras, videos and reports for each.

Motion: Claire Hutt moved to accept the Midco Diving proposal with reports and video. Ken Nelson seconded. Motion carried.

There being no further business, the meeting was adjourned at 10:45 am.

Next meeting will be Wednesday, May 22, 2019 at Post Oak, 9:00 am.

Minutes transcribed by Bob Busch

Submitted By:

Secretary