

Granite Oaks Water Users Association
Board Meeting Minutes
Meeting of March 27, 2019

Approved April 24, 2019

THOSE PRESENT

BOARD MEMBERS

Contract Staff

Jim Bricker, President Claire Hutt, Vice President John James, Treasurer Bonnie Pearson, Secretary Ken Nelson, Board Member Daryl Mathern, Board Member Gerry Garcia – Board Member

Bob Busch, Manager, GOWUA Allen Kaplan – Accountant Derek Scott- A Quality Water Co.
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Guests: Matt Bornyasz, Granite Oaks Estates.

1. The meeting was convened at 8:58 am by President Jim Bricker. .

2. MINUTES BOARD MEETING OF FEBRUARY 27, 2019.

President Jim Bricker noted corrections are needed to a missing portion of the paragraph 4c, and also that Bob Busch was not absent as shown on the minutes. .

Motion: Ken Nelson moved to approve the minutes of February 27th with the corrections noted. Claire Hutt seconded. Motion passed unanimously.

3. REPORTS:

3a. Financial Report

Allen Kaplan reviewed the February results. Expenses were \$39,000, which is \$10,000 higher than a year ago. Most was due to the Fortiline training of \$6,937. The year to date loss is \$12,000 vs \$1,000 a year ago. Cash increased by \$5,000 from January.

John James reported that the Corporate Account balance is \$19,378 and the Operating Account balance is \$39,790.

3b. Operator's Report

Derek Scott reported that the meter reading went very well this month. He reported that the spare pump has arrived and is stored at Post Oak. He reported that the cutover to the new control panel at Post Oak was completed on March 12th. Jim Bricker commented that the vendor shut down the system at least a half hour before the time we told our customers and it is important that our vendors work within the timeframes we establish. The early shutdown did not reflect well on the GOWUA Board.

Derek Scott explained that the early morning loss of pressure a week or so ago was caused by a momentary voltage fluctuation by APS that caused the controller to go into a fault mode. When that occurs, it must be manually restarted. The fault occurred around 4am, and was reset about 5am. We received two customer calls about the loss of pressure. There was some discussion about how this might be avoided in the future. Derek Scott indicated that there may be an option available from Grundfos to prevent it. He will investigate.

He reported that Southwest Groundwater has been to the Glenshandra Well site to inspect and evaluate the well. Bob Busch commented that he received their report last night and emailed a copy to each of the Board Members and Derek this morning. There was a discussion about holding a special meeting with Civiltec to review the report. It was decided to set the meeting for next Wednesday, April 3rd at 9:00am.

Derek Scott then reported he has noticed a wet spot at the end of Glenshandra that looks suspicious. He commented that A Quality Water uses a leak detection company to investigate this sort of thing and suggested that this spot be investigated. By consensus, the Board agreed. Derek also reported that he has noticed 2 or 3 homes with no meters to the property and it was again the consensus of the Board to investigate these properties further. Two of the homes are along Bard Ranch Road. There was some discussion about these homes being part of the original Bard Ranch property and could be on wells.

3c. Report from MDI

No report this month.

3e. Managers Report

Bob Busch stated that the matter of the Post Oak cutover and the Glenshandra well rehab has already been discussed.

He reported that there were 11 customers with leak alerts this month. He indicated that the report doesn't show the severity of the leak, only an alert. Daryl Mathern said he was contacted by a neighbor who had a large leak last month, and was wondering if there was a way to be alerted other than with the meter reading. Derek Scott indicated that an alert is uploaded when he drives by reading meters, and that is the only time an alert is sent

Bob Busch reported that he had worked with a couple of customers who were questioning their usage this month. He reviewed downloaded usage data with each customer.

4. OLD BUSINESS:

4a. Action Items:

All action items have been completed.

4b. Discussion of refurbishment of Glenshandra Well.

This item has already been discussed. A special Board Meeting is scheduled for Wednesday, April 3rd at 9:00 am.

5. NEW BUSINESS:

5a. Discussion of possible valve exercising program.

Claire Hutt commented that she located some requirements to exercise valves in the system to prevent them from seizing. She passed out information from the Operations and Maintenance Manual from the 2002/2003 system upgrade. There was some discussion about the existence and location of valves along the transmission line from the wells to the tanks. No action was taken concerning this item.

5b. Upcoming Shareholders Meeting & Elections.

Jim Bricker commented that in connection with the upcoming elections, he would like to see a notice sent out with the bills a couple of months in a row, in advance of the annual meeting to solicit candidates for the Board. There was a general agreement this would be a good idea.

Action Item: Bob Busch will prepare a bill insert soliciting candidates for the next election with the May and June billings.

There being no further business, the meeting was adjourned at 9:55 am.

Next meeting will be Wednesday, April 24, 2019 at Post Oak, 9:00 am.

Minutes transcribed by Bob Busch

Submitted By:

Secretary