

Granite Oaks Water Users Association
Board Meeting Minutes
September 16, 2009

Approved, November 18, 2009

THOSE PRESENT

Board Members

Jim Peoples, President
Dirk Stringham, Vice President
Rusty Miner, Secretary
John James, Treasurer
Ken Mino, Director
Dave Kramer, Director

Contract Staff

Bob Busch, MDI
Jeff Deming, Fann Environmental

Not in Attendance
John Monroe

The meeting was convened at 8:00 by President, Jim Peoples

1. Minutes of the Previous Meeting

Rusty indicated that the minutes of the July 22 meeting were approved via email by a majority of members in order to establish the new bank account.

2. Financial Report

John James reported that the change to the new account at Summit Bank has gone smoothly. The interest rate has dropped from .5% to .25%. Corporate Account balance is \$66,378 and the Operating Account balance is \$26,344.

3. Managers Report

Bob reported that Fann is investigating a possible unauthorized use of water. A meter may have had the lock removed and water used on the meter. Investigation is ongoing.

Water loss for the past two months is higher than expected (July 478,000, Aug 172,000). Most of the unaccounted for water is expected to be due to the fire department activity during the summer. Although CYFD has contacted Bob at times prior to testing, no meaningful information has been received from the fire dept. They do not use meters while they are testing the hydrants, but may use up to 5,000 gallons per hydrant.

Year to date use is about 12 acre feet less than last year. Weather may be a factor, and the largest customer has been using less than previous years, as much as 100,000 gallons per months less. At the same time, there seem to be more customers moving into higher use categories.

Some discussion took place regarding the possible unauthorized use by contractors or other tanker trucks, although no such activity has been noticed or reported. There should be no one other than the fire dept authorized to take water from hydrants. Any other use is unauthorized.

Rusty asked about the possibility of attaching a breakable seal to indicate if hydrants have been used. Dave indicated that there are relatively inexpensive breakable locks that could be attached to the hydrants.

A question was asked about the usage at Glenshandra. Bob reported that it fluctuates seasonally, up to about 10,000 gallons; a bit high, but it is accounted for as an unbilled account and is included in usage totals.

Rusty suggested that the fire department be invited to a board meeting to discuss their activities.

Action Item: Bob will contact the Central Yavapai Fire District to invite them to attend a board meeting.

Bob reported that no response has been received from ADEQ regarding GOWUA report on the influence of surface water on our wells.

4. Conservation Committee Report

Dirk reported that the committee met on July 29 the resolve several items:

- The report form to be left with the customer
- Whether to accept an increase in audit fees
- Deal with the issue of auditor quality
- Consider re-audits of unacceptable completed audits
- What kind of information should be sent to customers
- Backflow devices

The committee recommended that a report form used by Charlie Hildebrandt be left with the customer at the conclusion of the consultation. The report includes a water budget based on the plants being irrigated. A copy of the report is to be sent to the company with billing.

There were two unacceptable audits done by someone other than Charlie Hildebrandt. The committee agreed that they should be re-audited at no charge to the customer. The re-audits have not yet been completed.

Action Item: Bob will check with the office to see if water use data for the two re-audits have been sent to Charlie Hildebrandt.

Some of the persons conducting audits last year did not seem knowledgeable enough on plant issues, and the committee has gotten Charlie Hildebrandt's commitment to perform GOWUA audits personally.

The committee agreed that the fee for future audits would be \$100, up from \$65.

The committee had discussed conducting seminars to help educate customers, but felt that they were usually attended by the same, small group of people. The committee did agree that an information packet sent to each new customer should be implemented. Each new customer would receive a packet of information, and be placed on a list for a complementary audit. A package has not been assembled yet.

Dirk then reported that the committee had discussed the company policy regarding wells and anti back flow devices and confirmed that the policy is the any customer with a well on the property that is operational is required to have an anti-back flow device. The committee recommended GOWUA join Jim reported that the dues are \$120 and that provides access to their data base and lists of approved devices. The present company policy calls for the manager to maintain a list of approved devices, but no such list is available.

The question arose about devices in the system, but not on the list. It was agreed that devices would be grandfathered if devices was approved when installed. We presently has several devices installed by Yavapai Water Production that would not be acceptable today, but are grandfathered.

Motion: Dirk moved to join the University of Southern California Foundation for Cross Connection Control and Hydraulic Research. Ken seconded; motion carried.

Dirk reported that a county wide group is being formed to promoted conservation with a program similar to the city of Prescott. Dirk obtained bundles of brochures that GOWUA is free to use to promote conservation.

5. Operator Report

Jeff apologized for being late for the meeting. Mike Young is ill and Jim Muylle is in Utah. Jeff was not told about the meeting until late this morning.

Jeff added to Bob's report of the possible tampering with a meter. Fann placed a warning in the meter box, and will check at next meter read.

Jeff indicated that he was told by Charles Cook the Fire Marshall that they use about 5,000 gallons per hydrant test. Jeff was also concerned that fire department testing during the high use period in the summer could overload the line from the pump station to the street. Velocities reach 20 ft per sec. and may endanger the pipeline. Frequent on/off high volume use by the fire department stresses the system.

Fire hydrants size, spacing and hydrant testing are a part of the insurance rating for Granite Oaks.

6. OLD BUSINESS

6a. Meeting Minutes –

John James pointed out an error in the July 22nd meeting. Under Financial Report, the CD reference is incorrect;

Motion: John James moved that Minutes of the July 22nd Meeting be amended to correct the following sentence under “Financial Report” from: “Three CD’s will mature in November 2009.” to: “One CD will mature in 2009 and two CD’s will mature in 2010.”; Rusty seconded; motion carried.

6b. Annual Meeting Minutes

Motion: Rusty moved to approve the Minutes of the July 09 Annual Meeting; John James seconded; motion carried.

6c. Review of Action Items: The following action items remain open.

Action Item: Fann Environmental will be responsible for arranging for checking motors periodically and graphing the results to help determine when motors are susceptible to failure.

After some discussion, it was agreed that once per year for checking motors would be satisfactory.

Action Item: Dirk will suggest to Jim Peoples that a committee be established to deal with the issue (generator noise at Post Oak) and recommend a solution to the board.

Jim has personally contacted all but one neighbor near Post Oak to determine what, if any steps should be taken regarding the generator noise. This item will be continued to next meeting.

7. NEW BUSINESS

Dirk asked if there might be any impact on the water company from the proposed incorporation of Williamson Valley. After some discussion, it was generally agreed that there would be no impact from incorporation itself. Some subsequent action by the town could impact the company, ie if the town were to buy the water company in effort to establish a municipal system.

Motion: John James moved to adjourn; Dirk seconded; motion carried.

The meeting was adjourned at 9:40a.m.

Next meeting: Wednesday, November 18th, 8:00am – Post Oak Site

Minutes recorded by Bob Busch

Submitted By:

Secretary