Timberland Acres Domestic Water Improvement District
PO Box 1531
Show Low, AZ 85902
Special Hearing Meeting
Minutes

MAY – 12th - 2026

Members present:

JS Ison,	Chair
Dan Crane,	Treasurer
Raymond Brown,	Secretary
Steve Wene	Lawyer
Blake Anderson	Contractor

Call to Order	(9:00 AM)	JS Ison, Chair
Pledge of Allegiance		NONE
Quorum		Confirmed by JS Ison, Chair

1. **Steve Wene started the meeting off with a – Call to Public – no answer – Steve did a last call to public – Steve then asked - CM - if She had any questions - (CM – Answered No Questions). Steve apologized for our last call being canceled. Steve explained that the Company went out of Business a few days earlier, and did not notify all Customers.**

2. **JS started off talking about well #2 – and the Recommendations. Blake picked up and talked about paperwork being started along with the possible plan of an – (8" – Water line) – going in on Juniper Ridge Rd. This to help ensure future water flow and connection to all community members homes in the event of unforeseen water concerns. JS made a motion to move forward with the plan – Ray Brown 2nd – No Questions – no concerns – motions passed.**

3. **JS – Talked about the – 26 / 27 - Budget – JS asked if there were any questions or concerns - ? – no one spoke up. Blake reviewed the – 26 / 27 – budget. CM – spoke up and stated that it was hard to hear.**

4. **Steve stated that our Depreciation doesn't look good – Timberland is due, and planned for a Rate Increase. Rate Increase will help with the building up of funds – so that parts or replacement of larger equipment needs can be met. This also being looked at due to knowing that – WIFA – Is not a Guarantee. Also talked about was general MGNT Services. This will now be written into Blakes up and coming Contract. This to be talked about in our next water board meeting. JS made a motion to move forward with the rate increase – Ray Brown 2nd the motion, no questions, no concerns, motion passed. Steve and JS talked about the needed steps to be taken, ensuring both the News Paper & Neighborhood board postings are up and out timely.**

5. **JS talked about rates and fees. Blake then jumped in and talked about possibly going from a Bi Monthly to a Monthly billing, and the positives for doing so. This will also possibly following some sort of a chart or tier program that would show gallon usage over the norm of – (2,500 - Gallons) – per Month and or Bi Monthly of – (5,000 – gallons).**

Also talked about was getting rid of the – (Free – No – Fee Water). Also talked about was the amount of monies that could be raised yearly with the increase, thus preparing the neighborhood for future and unforeseen repairs.

6. **Dan Crane agreed with Ray Brown on the depreciation & moving forward, Dan also reiterating this to all.**

7. **Dan Crane talked about loan possibilities. Also talked about – WIFA – and that it is not a guaranteed option. Dan talked about we need to look ahead on having money on hand that can help assist with future water needs.**

8. **Blake talked about Well #2 – and the possibility, and over size drilling of well #2. This would help ensure future use of the Well. Also talked about was the 8" main on Geronimo – 450' – Cost – would be about – ($ - 450,000). Juniper to Navajo – 1,700' – ($-194,000).**

9. **Steve talked about item #8 – above – where possibly both the road board and water board could work together and fund the 8" water main needed to feed all homes, this in the event of water loss etc.**

10. **Dan Crane asked for a dollar figure to be put together, this to also include possible government funding. Dan, Blake talked a little on possible – WIFA – Loans / Grants. This is basic reinvesting monies back into our water system.**

Adjourn

The meeting was adjourned at – 09:39 - AM.

APPROVED