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

July – 25th - 2026

Members present:

JS Ison,	Chair
Raymond Brown,	Secretary
Blake Anderson	Contractor

Call to Order	(9:00 AM)	JS Ison, Chair
Pledge of Allegiance		Lead by JS
Ison		
Quorum		Confirmed by JS Ison, Chair

1. **Call to the Public : CM : – Asked if there were any copies of the Meeting Minutes - ? CM – also stated that the Website was down, and the Meeting Minutes were not available. I Raymond Brown expressed Three things – 1. We are currently out of ink for the printer. this due to non payment. 2nd, The Website was still showing being built, or fixed in some areas of the site, so it's still currently under construction. 3rd, Meeting Minutes will be forwarded to Blake Anderson. Upon request Blake will e-mail them out.**
2. **JS made a motion to accept the Meeting Minutes, Raymond Brown 2nd the motion, no questions no concerns, motion passed.**
3. **Blake Anderson brought up Water Service request on a recently purchased property by a Community member. This property is off of Apache Trail. The subject was talked about due to Mogollon Water Co. being request to go out and locate a water box, or service line. This request was due to the Customers being told there was service there at some time prior to purchasing the property. I Raymond Brown spoke on and about this matter due to being asked by our Accountant, to go and see if there was or has been a service box on the property at anytime. Blake and His team, along with myself, as well as JS, could not locate any box, or signs of water service being on the property, in that area at anytime. I explained in detail that the Service at some point come off of the main house, and fed the other property at sometime in the past. Customer will have to pay – ($-3,500) – for new service hook up. I also stated that if a Service was found, the money would be refunded. I was also informed that if a Service line was found, it would be out dated, and would still need a new Service line, and again, the service cost would be – ($-3,500).**
4. **CM : – asked about the Fire Hydrants, and if they are checked - ? Blake stated yes – along with the Fire Department checking & testing them out as well.**
5. **Blake talked on and about the Application for Well # 2. This to either be fixed or replaced. I Raymond Brown asked if there was a time frame for this Application to be turned in, so that we can get started on requesting the funds need, and ask for it ASAP - ? Blake stated yes there is a time frame, and we need to get started on it, if we want to get it in this year. Blake also talked about – (100-Yr Well) – this would be a Stainless Steel set up VS Carbon Steel. The Cost for this set up is about – ($ - 600,000). Blake also went into**

detail that the replacement cost for the current well set up's – will be more frequent – VS – the – (100-Yr) – set up. If the Community could set themselves up for this, it is definitely the way to go. Community will need to see what – WIFA – gives money wise.

6. **CM : Asked what were the chances of getting the loan, as well as getting all the paper work turned in for it - ?. Blake responded by talking about Pinedale getting some money for their wells, and they are now getting started on their builds.**
7. **CM : - Asked if well #2 has been abandoned - ? – No – well #2 has just been taken off line and used only for back up.**
8. **JS made a motion to move forward with improvement plans on Well # 2 – Raymond Brown 2nd the Motion, no questions, no concerns, motion passed.**
9. **CM : - asked about pump size, and are pumps submersible pumps - ? – Blake stated that they are – (240 – Amps) – and they are all submersible pumps.**
10. **CM : - How deep is well #2 - ? – (500-Ft). Also asked is the water depth checked - ? – Yes.**
11. **JS made a motion for both gutters to be placed on the community center, as well as a French drain to be dug around the community center. I Raymond Brown 2nd the motion, not questions, no concerns, motion passed. I Raymond Brown will get quotes, as well as look for volunteers to put the gutters up, along with finding someone to dig a French drain around the building.**
12. **CM : - Asked what is the Secretary job responsibilities - ? - Must be a Community home owner – as well as a Registered to voter in Navajo County. Job description to be printed and given to those interested in the position.**
13. **CM : - Stated that She has not received Her water bill. I Raymond Brown stated that I would call Stephanie Irwin, and ask for a bill. I also stated that you could get Her number off the Website, but was informed it was down, so I gave any all that may need it, Stephanie's number.**
14. **CM : - Talked about the – (100-Yr) – well. Both myself and Blake spoke to the Juniper, and Geronimo Loop, and if the plan is approved and the piping was to be completed, the – (100-Yr) – well, along with the other wells would always feed and supply the Community water needs.**
15. **CM : - Asked how many parcels are in the Community - ? – Blake stated that there is – 500 Parcels – along with about – 370 – active water Service. CM : Are our current wells set up for the – 500-Homes - ? – Blake stated that the projections back then, and what was on paper, does not match the need in the future. We as a Community will have to update and improve our current wells, well sites and water needs.**
16. **JS Ison – Chair – Resigned from the water Board.**

Adjourn

The meeting was adjourned at – 09:58 - AM.

DRAFT