Timberland Acres Domestic Water Improvement District
PO Box 1531
Show Low, AZ 85901
Regular Meeting of The Board
Minutes
April 26, 2025

Members present:

JS Ison,	Chair
Dan Crane,	Treasurer
Raymond Brown,	Secretary
Roger Miller,	Secretary of Affairs

Call to Order (9:03 AM) JS Ison, Chair

Flag Salute Led by JS Ison, Chair

Quorum Confirmed by JS Ison, Chair

JS Ison, Chair called Meeting - (09:03)

1. Raymond Brown read the – 1/25/25 – Meeting Minutes. After reading the minutes – Raymond Brown made a motion to approve the meeting minutes – JS Ison - 2nd the motion – no questions or concerns – motion passed.

2. Dan Crane talked about our current insurance policy, leading into Blake Anderson and Dan talking prior, on and about current assets. This showing to be that the majority of our assets were not being covered under our current policy. Dan will be following up with our current insurance holder, (Hancock - Monty) and update increases, along with informing the board and Community at our next meeting. Also reviewed in this conversation was (NEC). Price increase will be coming.

3. Dan Crane, Treasurer Report – Dan talked to the Community, and stated that if there were any questions or concerns please reach out to Him.
4. Dan Crane reviewed with the Community the areas He would be speaking on and about. 1St – the Proposed Budget – Last Qtr – Through - 3rd Qtr – 2025. Dan also stated that He will be going back and updating the format of the Budget Plan.
5. Dan Crane Reviewed with the Community that we are currently not

receiving any interest on our monies. He would like to take - $-50,000 and place it in a (CD – 90 days) to earn some money, rather than it just sit in the bank. Dan Crane made a motion JS Ison - 2nd the motion – no questions or concerns – motion passed. Raymond Brown will follow up with the bank to sign off on all paper work needed to move forward for the 90 day CD.

6. **Dan Crane talked about our contract coming up (June) for (Sparklight). Dan asked the board and Community if there was sill a need for it - ? (NO). Contract will be terminated at the end of contract. Dan Crane made a motion to end the contract – JS Ison 2nd the motion – no questions or concerns, motion passed.**

7. **Dan Crane talked on and about if we could work with Blake Anderson and other DWID's – to possibly hold products on hand, working together if the need arises, product would be held on hand, and also at a cheaper cost, due to product and cost increasing with up and coming Tariff's. Blake Anderson to put a proposal together. This to also include Timberland Acres current assets and products that could be sold to other DWID's.**

8 JS Ison brought up the Budget and made a motion to approved the Budget – Dan Crane 2nd to motion – no questions or concerns – motion passed.

Call to Public :

Community Member – asked about the – 5 – Well digs that did not show to produce water - ? Blake Anderson spoke to not having any records showing the history on and about the wells. Blake did do some research and stated that He knows where the Well attempts were made, but would like to hire a Hydrologist – which will take the guess work out of where new Wells would be looked at. This to help ensure our best cost, as well as not digging where we know there will not be any water.

Community Member asked about the water samples. Blake Anderson explained that the Wells are checked and sampled quarterly, and send to - (ADEQ). These samples are checked for many minerals, to help insure all Communities are supplied with good clean water. Also asked – do they check for Fluoride - ? (YES).

- **Community Members asked Blake if they are flushing the wells - ? (YES). Blake and His team are using the Flushing Valves. When Flushing valves are used, it has been flowing into the Creek. This showing to be about - (150-Gals). Last year showed to be - (1.8 Million Gals).**
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- **Community Member asked about the Pressure Tank out front. He expressed that it had been there for a long time, what are we doing with it - ?. Blake went on to explain that the tank will no longer be used and will be sold to Willis Drilling. New and updated equipment will be used to keep current and updated in the area of our wells. Cost will show to be a wash**
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- **Community Member asked the Board Members if we are payed with free water for our volunteer positions - ? JS Ison expressed that yes we are, and that this is how it has been done throughout the start of the Water Board & By Laws. Community Members then asked if they are monitored for the use of the water - ? JS Ison expressed that He Himself is well within the proper usage of water per billing cycle. He also expressed that it was checked before, and that everyone that He was aware of, was within the proper usage. JS also added that if they liked they could contact Stephaine and ask on and about water usage.**
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JAN THRU MAR 2025-INCOME-EXPENSES

INCOME		
	Billing Receipts	$33,995.86 Jan
		$9,121.77 Feb
		$29,470.25 Mar
	State of AZ (WIFA)	$83,035.25
Total Income		**$155,623.13**
GROSS PROFITS		**$155,623.13**
SAVINGS		**$50,008.72** Transferred $20,000.00 to Savings on 3/31-Interest $0.74
EXPENSES		
	Bank Service Charges	$0.00
	Transfer to Savings	$20,000.00
	CC refunds	$361.11 Charge back due to card being rejected
	Computer/Software	$112.74 Quickbooks & PDF Guru
	Environmental Agency Fees- ADEQ	$0.00
	Internet- Sparklight	$216.72
	Website- Best Web Host	$81.95 Includes Website registration and 3 monthly payments
	PO Box- Annual fee	$216.00 Show Low PO Box
	Professional Fees	$0.00
	WIFA Withdrawl	$0.00
	Taxes- Dept of Revenue	$2,169.48 February
	Insurance- Hancock -Leavitt (yearly)	$0.00 Renewed but not taken out until April
	WCGF Project	$0.00
	Debit card billing error	$10.00 Submitted claim and bank reimbursed the charge
	Other	$80.00 Ray Brown withdrawl on 2/21. No receipt provided to date
	Repairs:	
	MWM repairs and maintenence	$1,700.96
	Willis Drilling and Pump	$21,737.62 Repair to Pump 2 in February
	Supplies:	
	Materials- Dana Kepner	$0.00
	Tractor Supply	$0.00
	United Rentals	$0.00
	Allied Controls	$213.78
	Walmart	$0.00
	System Operations:	
	Water Testing- Mohave	$105.00
	Utilities	
	Telephone- Frontier	$202.62
	Electric- NEC	$3,034.57
	Garbage Collection- WM	$223.00
	Propane- Griffin's	$771.67
	Contractors:	
	Blake Anderson-Mogollon Water Management	$17,982.00
	Stephanie Irwin CPA- Billing	$3,000.00
	Chris White- Meter Reading	$1,300.00
	TOTAL EXPENSES:	**$73,519.22**
	BEGINNING BALANCE CHECKING- JAN 01 2025	$58,891.48
	ENDING BALANCE CHECKING- MAR 31 2025	$140,995.39

$58,891.48 BEG BALANCE 1/1/2025
$155,623.13 TOTAL ADDITIONS JAN THRU MAR
$214,514.61 TOTAL
$73,519.22 EXPENSES JAN THRU MAR
$140,995.39 END BAL 12/31/24 P&L

$140,995.39 ENDING BALANCE PER STATEMENT
$140,995.39 ENDING PER P&L

4/25/25 - MWM 2025.Q1 Board Report for Timberland Acres DWID

Prior Two Months:
Total Water Produced: 1.8 Million Gallons
Water Sold: 1.4 Million Gallons
Total Unsold: 368,683
Unsold Water: 20.34%
Site Inspections: 14

TADWID General System Updates:

- **New Service Installs:**
  - 6373 Cedar Crest
  - 6321 Ponderosa Rd.
  - 6294 Loggers Lane
  - 873 Geronimo Lane

- **General Service Calls:**
  - **814 Wildcat Trl.:** Emergency Customer Call Out - Responded to a Customer's call with no water. The customer's valve was off.
  - **6342 Old Forest Trail:** Located a leak on the customer side.
  - **6348 Homestead:** Found leak on customer side of the meter.

- **Well 2:**
  - Well 2 was found tripped during routine checks
    - No continuity to motor.
    - Willis pulling pump to replace
    - Motor is still under warranty as it was recently replaced.

- **Leak Repair: 3**
  - Throughout Q1 our team replaced **15 broken and/or leaking meters**. Many of them broke due to the freezing temperatures.
  - **965 White Mountain Dr.:** Leak in customer yard. Valve was off but due to the faulty valve on our side of the meter, water leaked through. Replaced valve.
  - **974 Navajo Trail:** Repaired leaking mainline that ran through a culvert under the road. Leak due to previous repair performed prior to MWM operations. No records available

Water Conservation Grant Fund Update: 60% Completed

- **100% Completed - Mapping & Drone Survey:**
- **0% Complete - Scada/Remote Monitoring**
  - SCADA to be ordered post meter project installation
- **50% Completed - Meter Replacement:**

TIMBERLAND ACRES DOMESTIC WATER IMPROVEMENT DISTRICT

OPERATING BUDGET FY 25/26

(07/01/25 to 06/30/26)

ORDINARY INCOME		
Billing Receipts / Fees & New Services	$7,000.00	
Billing Receipts / Water	$233,000.00	
Total Ordinary Income		**$240,000.00**
WIFA INCOME		
Water Conservation Grant Fund	$125,000.00	
WIFA Tank Project	$1,000,000.00	
Total WIFA Income		**$225,000.00**
Total Income		***$465,000.00***
CERTIFIED OPERATIONS, MANAGEMENT, MAINTENANCE		
Water Systems Operations & Maintenance (2024 WSCPI Adjustment)	$73,654.00	
Sub-total		$73,654.00
WIFA Loan		
Original Loan Amount $250,000		
Forgivable ($212,500.00); Loan Balance $37,500 @ 3.2%/20 yr Annual Payment	$2,540.00	
Sub-total		$2,540.00
Billing Administration		
Billing Administrator	$12,000.00	
Lakeside PO Box	$170.00	
Show Low PO Box	$216.00	
Contractor	$3,900.00	
Sub-total		$16,286.00
UTILITIES		
Telephone (Business Line, Well/Tank Monitoring System)	$900.00	
Electric	$18,000.00	
Internet	$876.00	
Website (www.Timberlandacres.com)	$150.00	
Propane (Community Center)	$1,200.00	
Waste Management	$950.00	
Sub-total		$22,076.00
Software	$2,200.00	$2,200.00
Other- Office Supplies	$500.00	$500.00
PROFESSIONAL FEES		
Environmental (ADEQ)	$1,800.00	
Election	$450.00	
Consultant	$4,800.00	
Insurance	$7,500.00	
Water Testing	$2,000.00	
Sub-total		$16,550.00
BANKING		
Chase Service Charge	$100.00	
Merchant Bankcard Fees	$500.00	
Chase Safe Deposit Box	$70.00	
Sub-total		$670.00
TAXES		
Arizona Department of Revenue	$15,000.00	
Sub-total		$15,000.00
WIFA PROJECTS		

Tank Site Project	$125,000.00	
WCGF Meters - Materials	$90,000.00	
WCGF Meter Installation	$25,000.00	
WCGF System Mapping	$0.00	
WCGF Remote Monitoring	$25,000.00	
	Sub-total	$265,000.00
CAPITAL PROJECTS		
WIFA Project Contingency @ 15%	$39,750.00	
Well No. 1 Building	$20,000.00	
Well Sites No. 1 & 2 Fencing Repair	$4,500.00	
Main Line Repairs	$10,000.00	
Service Line Repairs	$10,000.00	
Sub-total		$84,250.00
Total Operating Expenses		**$498,726.00**
Project Capital Reserves to be carried over to FY 24/25	-$33,726.00	

Adjourn
The Meeting was adjourned at -09:51 - AM.

APPROVED