Timberland Acres Domestic Water Improvement District
PO Box 1531
Show Low, AZ 85901
Regular Meeting of The Board
Minutes
January 25, 2025

Members present:

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

Call to Order 9:00 AM JS Ison, Chair

Flag Salute Led by JS Ison, Chair

Quorum Confirmed by JS Ison, Chair

JS Ison, Chair called an Executive Meeting - (09:02 – to – 09:20)

1. **JS Ison, Chair - spoke on and about any questions or concerns one may have, concerning Billing, Please Contact Stephaine Irwin directly by – Phone Call – E-Mail – Text – or – Mail. Please do not use Blake Anderson's - Mogollon Water Management Phone number or System for Billing Concerns.**

2. **Approval of Minutes – October 26th, 2024**

I Raymond Brown made a Motion to approve the – October 26th, 2024 – Meeting Minutes – JS Ison 2nd the Motion – any questions or concerns – NONE – Motion Passed.

3. **Dan Crane, Treasurer – Spoke on and about His Treasurer's Report – JS Ison made a Motion to Approve the Treasurer's Report, Raymond Brown 2nd the Motion – any questions or concerns – NONE – Motion Passed.**

4. 1/25/25 - MWM 2024.Q4 Board Report for Timberland Acres DWID
Prior Two Months: Total Water Produced: 3.3 Million Gallons
Water Sold: 3.0 Million Gallons
Unsold Water: 8.91%
Site Inspections: 19
TADWID General System Updates:
● Customer Call Outs: In the past quarter, our team has responded to 14 customer service call outs. Many of these call outs, turned out to be customer leaks or no actions required. In the past few weeks we have had 5 call outs for no water that were found to be TADWID responsibility.
○ No water Calls:
■ 6303 Juniper Ridge Dr - Meter froze and broke
■ 846 Wilderness Trail - Meter was frozen
■ 6309 Cholla Road - Meter was frozen
■ 6303 Cholla Road - Meter froze and broke
■ 930 Navajo Trail - Meter was frozen
○ Recommend that the board approve the lowering of all frozen services to ensure that this is not an ongoing issue.
○ Also be advised that this is only a list of the frozen lines reported so far, I.E. customers called and reported they didn't have water. It is likely that as many or more frozen meters may exist that have not been reported yet because no customers were home.
● Well 2:
○ Well 2 was found to have failed during routine checks
○ Willis was called out and pulled pump
○ Found that pump and motor had failed, lots of casing corrosion built up around intake
○ Videoed, acid washed, brushed, and bailed casing.
○ Video post cleaning showed a hole in casing at approximately 500'.
○ New pump and motor set back in but board should begin planning new well location as Well 2 is clearly now at the end of its life cycle
● Leak Repair: 3
○ 6224 Fawn Lane: - Called out due to a report of water running down the road. Found that PVC service line broke, installed 1" dresser coupling to 90 up connecting to angle stop valve.
○ 877 White Mountain Dr: - Contractor hit TADWID line. Dug up and made repairs.
○ 964 Navajo Trail: - Leaking PVC service line. Repaired & replaced from leak to meter connection.
Water Conservation Grant Fund Update: 60% Completed 1/25/25 - MWM 2024.Q4 Board Report for Timberland Acres DWID
● 100% Completed - Mapping & Drone Survey:
● 0% Complete - Scada/Remote Monitoring
○ Final vendor selection required. Recommend that decision be delayed until completion of meter replacement project.
● 50% Completed - Meter Replacement:
○ 190 Meters installed in Q4. Waiting on reimbursement from WIFA to make final meter order and complete next phase TADWID WIFA Tank Rehabilitation Project:

○ Willis Well Drilling and Pump:

● Construction to begin within next 15 business days

Please let me know if you have any further questions and as always it our pleasure to serve the community of Timberland Acres,

Blake Anderson Mogollon Water Management

Call to Public :

Community Member – How will the the Meters be read - ? Blake stated that the New Meters will be Radio read.

Community Member asked – how will you know when the New Meters will be installed - ? Blake stated that you will probably not even know we were there, or you see us out by your Meter box.

Community Member asked about Well # 2 – What is the Life expectancy of of a Well - ? Blake stated – Wells can last from – 30 Yrs – to – 50 Yrs. Motors and Pumps – Vary - 5 Yrs – 10 Yrs – on up. Motors that continue to run, show a longer Life span, It's when they continue to turn off and on, that shortens the motor and pump Life.

Community Member asked – How much does a new well cost - ? - Blake stated about - $ - 200,000.

Dan Crane asked – can't you run parallel to the well rather than replace the well - ? - Blake stated that sometime you can.

Community Member asked if you could replace the Pipe - ? - Blake stated that you could possibly bore the old pipe out, which does not ensure anything, it's possible to place a – 4" casing inside a – 6" casing rather than replace the well – but then you lose the Volume of water needing to be pumped. Also asked can you put another well next the one - ? - Blake stated that the new well would need to be at least – 50' – away.

Community Member asked about other well sites that have been dug - ? - Blake stated that He did not know, but another Community Member stated that around – 5 – sites were dug, with showing to have no water.

Blake Anderson stated that Wells – 1 & 3 – showed to be in good shape.

Community Member asked what the average depth of the well were - ? - Blake stated about - (550 – Feet). Blake also stated that we might want to start looking for New well sites.

Blake Anderson spoke on and about some leaks that were done by outside. contractors,and that He will be billing Timberland. JS asked why wouldn't we be sending the bill to the contractors - ? - Dan Crane asked why wouldn't we bill the Resident - ? Blake stated that yes the Homeowner would pay for it, if it were on their side. Further discussion will take place with the Treasurer & Blake on the subject matter.

Adjourn
The Meeting was adjourned at -09:56 - AM.

APPROVED