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

October - 30th - 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

1. Raymond Brown read the – 7/21/25 – 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 - talked about removing our dumpster – this due to little to no use of the dumpster.

Dan – talked on and about our current status of the three - (25,000) CD's, and that they would be maturing sometime in December.2025. Dan also made a motion to place another ($ -25,000), in a new CD, moving forward. JS Ison 2nd the Motion – No Questions – or – concerns – Motion passed.

Dan's July thru – Sept 2025 – Income Expenses Reports were reviewed and that if anyone has any questions or concerns,you can reach out to Him or talk to Him after the meeting.

Dan also asked If both He and JS could be added to the Bank Accounts, allowing either of them to handle any Bank Concerns in the future- ?– Example – CD's – rather than the Secretary being the only one to handle any and all requests. I Raymond Brown explained that the way our Business account was set up in the past was to protect the Community expressing a board member was in charge of the check book and the Secretary would be in charge of all other areas. of Timberland Acres Water Improvement District.

Community Member asked if there was anything in place that would show if anyone in the neighborhood had a water leak this also to include our tanks if they were to show being low ?
Blake : spoke that the Project of electronic meters would in deed show the loss of any and all water leaks. Our tower has been put up and is currently in place , but we are now waiting on the antenna's to be installed and set up, allowing the reads to be seen, but we may also need different types of antenna's in some areas for these reads due to the topography within our community.

JS – spoke on and about Courtesy water being given to the Water Board Members for their Service as Board Members, as well as what shows to be stated in the By Laws for the Board Members, and those that help to assist. JS stated that we will look into it. This being that we will check with the Lawyer on retainer. This also checking on what the fees by hour are, along with any and all questions concerns with the By Laws Etc. This to be followed up with at our next Water Board Meeting. This update to the Community only on and about information given by Lawyer.
Community Member reminded Board on and about the Approval of the Expense Report on Previous Meeting - ? JS made the Motion to approve the Expense Report – Raymond Brown 2nd the Motions – no questions or concerns – Motion passed.

Dan gave the Community Members a quick in depth understanding of the Courtesy water use, and that is was the Boards job to ensure the Community members have a proper system in place that provides an abundance amount of good clean water to all within our Community.

Dan's Reports :

JUL THRU SEPT-2025-INCOME-EXPENSES

INCOME	Billing Receipts	$25,037.06	Jul
		$10,756.55	Aug
		$34,047.68	Sept
	Rebates	$249.14	Sparklight and NEC
	State of AZ (WIFA)	$0.00	
Total Income		**$70,090.43**	
GROSS PROFIT		**$70,090.43**	
EXPENSES	Bank Service Charges	$0.00	
	Other Bank transactions	$190.28	Deposited item returned- Acct closed
	Transfer to Savings	$8,000.00	Transferred 8/5/25
	Safe Deposit Box	$0.00	
	Computer/Software	$122.84	Quickbooks
	Environmental Agency Fees- ADEQ	$0.00	
	Website- Best Web Host	$29.97	$9.99 per month
	PO Box- Annual fee	$0.00	
	Professional Fees	$0.00	
	WIFA Withdrawl	$1,546.84	07/01/25
	Taxes- Dept of Revenue	$2,620.91	Aug
	Insurance- Hancock -Leavitt / Travelers (yearly)	$0.00	
	WCGF Project	$29,089.90	Meter Project- Fortiline
	Refunds to TA residents	$428.73	Closed acct/brought account down to $0.00
	Reimbursement for lock repair on CC	$184.11	Reimbursed Olivia Brosius
	Repairs:		
	MWM repairs and maintenence	$5,885.34	
	MWM N/S install	$0.00	
	Supplies:		
	Materials- Core and Main	$1,679.41	
	USA Bluebook	$0.00	
	Perkins Aggregates	$0.00	
	Tractor Supply	$0.00	
	United Rentals	$0.00	
	Allied Controls	$0.00	
	Walmart	$0.00	
	System Operations:		
	Water Testing- Mohave	$70.00	
	Utilities		

JUL THRU SEPT-2025-INCOME-EXPENSES

Telephone- Frontier	$201.96	
Electric- NEC	$4,089.94	$149.84 of the total is for the CC
Garbage Collection- WM	$242.22	
Propane- Griffin's	$0.00	
Propane- Owens	$26.61	
Contractors:		
Blake Anderson-Mogollon Water Management	$24,833.60	
Stephanie Irwin CPA- Billing	$2,000.00	
Chris White	$75.00	Comm Ctr cleanup after heavy rains

TOTAL EXPENSES: **$81,317.66**

BEGINNING BALANCE CHECKING- JUL 01 2025	$105,136.16
ENDING BALANCE CHECKING- SEP 30 2025	$93,908.93

$105,136.16	BEG BALANCE 7/1/2025
$70,090.43	TOTAL ADDITIONS JUL THRU SEPT
$175,226.59	**TOTAL**
$81,317.66	EXPENSES JUL THRU SEPT
$93,908.93	**END BAL9/30/25 P&L**
$93,908.93	**ENDING BALANCE PER SEPTEMPER STATEMENT**

CURRENT CHECKING BALANCE AS OF 10/30	**$108,176.01**
CURRENT SAVINGS BALANCE AS OF 10/30	**$50,000.00**
CD BALANCE AS OF 10/30	**$75,000.00**

JS – talked on and about our Community showing to have about – 11 Miles of Pipe that runs throughout our Community, and that our system is in need of constant updating and repair. JS also stated that some board members help Community Members through phone calls asking for help with water concerns - this does not include what some Board members may do outside of the Boards responsibility. Example Training – Travel – Helping others in the Community that doesn't not show a cost to the Community.

Blake – Updated talk – no water leaks currently some customer call – Flushing of some water valves – one valve showing to have gotten stuck. BW Construction showing to almost be done with the project. This showing to have completion date of about 30 Days. Again the tower is up but the Antenna unit is not turned on yet. Blake went on to talk about another bulk order of meters will be coming in soon. When these meters are installed, and up and running we will show real time water movement. This will also save on cost power use as well as life expectancy of our equipment. JS asked if Blake could speak to the WIFA Process - ? This showing that the Money does not show to ever come to our bank account . All monies are worked with and through Blake's Company and any and all Contractors.

Blake's Report :

10/28/25 - MWM 2025.Q3 Board Report for Timberland Acres DWID
Prior Two Months: Total Water Produced: 2.3 Million Gallons Water Sold: 2.2 Million Gallons Total Unsold: 183,824 Gallons Unsold Water: 8.5% Site Inspections: 31
TADWID General System Updates:
● Well Services Performed
○ Well 1: Installed new heater to prepare for winter weather; installed new bottom feed chlorine storage tank; Pulled and cleaned chlorine injector X2; Replaced check valve; replace #1 hose on Chlorinator; Installed new heater
○ Well 2: Turned heater on to prepare for winter weather. Called out following customer report of water running for extended periods of time from flush out. Found interior gasket on flushing valve had torn. Rebuilt with new gasket from inventory. Pulled and cleaned Chlorine Injector.
○ Well 3: Offline in standby while contractors complete work at Well 3 site.
● O&M Services Performed:
○ Routine Flushing: Antelope Trail, Jack Rabbit Trail
○ Bluestake Requests: 4
○ Chlorine Deliveries: 3 - 91 Gallons in total
● Leak Repairs:
○ 899 Geronimo: Customer called in to report water running from neighboring property on 10/28/25. MWM staff has called in bluestake and will make repairs in coming week.

● Customer Services Performed:
○ 882 Navajo Trail: Emergency customer call out - Customer had leak, had to pull meter while customer made repair
○ 6236 Loggers Lane: Disconnected Service
○ 6258 Mogollon Trail: Found customer leak on yard hydrant. Customer notified.
○ 6324 Fawn Lane: Reread meter at request of billing administrator
○ 6312 Fawn Lane: Final Bill - Read Out
○ 6245 Old Oak Trail: Read meter at request of billing administrator
○ 975 Navajo Lane: Read meter at request of billing administrator
○ 836 Navajo Trail: Turn on for new customer
○ 6206 Mogollon Tr: Read meter at request of billing administrator
○ 804 Wilderness Tr: Read meter at request of billing administrator
10/28/25 - MWM 2025.Q3 Board Report for Timberland Acres DWID
○ 846 Wilderness Trail: Customer called to report possible leak. Investigated and could not identify leak. Appeared to be water pooling from storm run off.
○ 900 Spotted Pony Tr: Found very slow leak on customer side. Shut off at customer request
Water Conservation Grant Fund Update: 60% Completed
○ 100% Completed - Mapping & Drone Survey:
○ 0% Complete - Scada/Remote Monitoring
■ Requested updated pricing from selected vendor. Anticipate making purchase in next 30 days with installation completed in Q4 2025/Q1 2026
○ 50% Completed - Meter Replacement:
● Radio, Collector, and Antenna installed at Tank Site, MWM staff worked with Kamstrup extensively to bring online into communications. Plan to transition new meters from Drive by Reading to Radio Reading in November
● Requested additional 100 residential meters and 3: 2” meters from Kamstrup.
○ Once radio communications are established for meters installed we will begin installing new order.
○ Anticipate 100% replacement and project completion in Q1 2026
TADWID WIFA Tank Rehabilitation Project:
○ Willis Well Drilling and Pump
■ Building nearly completed. Block work finished in October. Framing of roof in coming weeks w/ manifold construction to follow. Project slated for completion in Q4 2025.
Well 2 - Hydrogeologist Report: Mr. Wolfe has been provided with requested documentation and contacts to develop his preliminary report. Brief presentation by Mr. Wolfe on his findings will be provided at 10/30/25 board meeting for board and members of the community.
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

Douglas G Wolfe
Talked on and about past Well dig attempts that did not show to produce water. Doug worked with Well Digging Company's – Local Community Members, Blake and His Team to gain information on and about the past Well attempts. Doug stated that with all things looked at and evaluated, the best site area shows to be at Well number – 2. This showing that all water flow is going South East. Doug and Blake will be working together to put some reports and paperwork together to submit to WIFA.
Community Member asked if Willis drilling took Doug's input - ? It was stated that you have to work with them professionally – quickly to get what your needs are. We hope they see the need for what we are looking to do.

Community Member – Who is monitoring the water leaks – Blake stated again that currently His Company is, and that being manually – but here soon we will have the capability to read them electronically.

Douglas G Wolfe Reports :

October 29, 2025

To: Mr. Blake Anderson, Mogollon Water Management, LLC

Re: Outline of Available Hydrogeologic Information for a New Groundwater Supply Well; Timberland Acres Drinking Water Improvement District (TA DWID), Navajo County, Arizona

Based on review of preliminary data from online sources, the TA DWID (AZ- ID No. AZ-04-09005), historically provides drinking water to over 400 customers using 3 principal supply wells, one of which ("No.2", ADWR 55-562757) was recently discovered to have significant damage from corrosion; requiring replacement of the well.

Existing TA DWID Wells include the following:

55-918304 ("Well No. 1"); drilled in 2015, completed to a depth of 600 feet bgs, with groundwater measured at 480 feet btoc. The well is constructed of 12-inch diameter PVC with slotted PVC screen from 500 to 600 bgs, and gravel filter pack from 400-600 feet bgs Test pumping at 70 gpm recorded 35 feet of drawdown after 4 hours pumping.

55-562757 ("Well No. 2"); drilled in 1997, completed to a depth of 560 feet bgs, with groundwater measured at 470 feet btoc. The well was constructed of 12-inch diameter steel casing with slots/perforations reported from 530-560 feet bgs; ADWR records include no pumping data for the well.

55-912180 (Well No. 3); drilled in 2010, completed to a depth of 880 feet, with groundwater reported at 704 feet btoc. The well was constructed of 8-inch diameter PVC casing with slotted PVC screen from 680-880 feet bgs. Test pumping at 36 gpm recorded 21 feet of drawdown after 24 hours of pumping.

Based on my familiarity with nearby geology and wells, groundwater quality in the vicinity of the TA DWID may contain selenium or other compounds commonly interpreted as "naturally occurring" due to geochemical interactions between groundwater and mineral-bearing strata. Review of groundwater quality data from existing wells is ongoing.

Important Terms and Vocabulary

Sediments; Sedimentary Rocks

Sediments refer to the original materials: soil, clay, sand, gravel, sea shells, plant material that exists in many different environments. After the sediments are buried the sediments are compressed, heated and sometimes cemented to form **sedimentary rock**: shale, sandstone, conglomerate, limestone, coal, etc.

Strata, Stratigraphy

Strata refer to the layers of sedimentary rocks; shale, sandstone coal, etc (sometimes volcanic rocks..). **Stratigraphy** is the study and correlation of sedimentary rocks. Groundwater, petroleum, coal and other resources most often occur in specific sedimentary strata.

Geologic Unconformity ("unconformity")

If every moment in geologic time was preserved,we would have a complete record of time preserved in sedimentary (and other rocks) but there is nowhere on Earth where this is the case. Rocks are formed at various rates at various times and sometimes nowhere at all. Mountains are formed and then eroded. Seas rise and then fall leaves little record of those events. In many cases rocks from specific geologic periods are never formed were formed and then eroded as mountains are uplifted or sea levels fall.

In the area of the eastern Mogollon Highlands there is a substantial unconformity where young volcanic rocks (the Springerville Volcanic field) overly much older Cretaceous marine rocks (approx. 100 ma), which unconformably overly the much older Permian Coconino Sandstone (approx. 250 ma); so that nearly 150 million years of geologic time and the respective strata are missing in the Mogollon Highlands. Drilling logs show that in most cases, wells in the TA DWID area penetrate various thicknesses of Cretaceous rocks, and then encounter much older Coconino Sandstone.

Aquifer

Aquifers are rock units, typically sedimentary strata containing useable quantities of groundwater. However, groundwater may also occur in fractures and voids in volcanic rocks, or igneous rocks such as granite. The Coconino Sandstone (also termed the "C Aquifer") is a widely recognized, productive groundwater supply near the TA DWID and throughout northern Arizona. Some places in the White Mountains obtain groundwater from fractures in volcanic basalts (or" Malapai") originally formed from lava flows from volcanoes. In the Payson area groundwater is obtained from fractures in pre-Cambrian-age granite.

Perched Aquifers are typically smaller, less extensive groundwater intervals present at depths shallower than regional aquifers; common examples include small sandstone bodies that lie above low-permeability units such as shale or basalt.

Confined (or Artesian) Aquifers are under pressure where a groundwater unit is "confined" above and below by less permeable units; and, typically, involving groundwater moving from a higher elevation to a confined unit at a lower elevation. Groundwater will rise in a well encountering a confined aquifer, it is "Artesian" if it reaches the ground surface under pressure. Many historical wells (and springs) once flowed at ground surface prior to regional groundwater pumping.

Porosity and Permeability

Porosity refers to the open pore spaces between sediment particles. Sandstones and conglomerates are composed of larger particles and have larger pore spaces ("higher porosity"), shales are composed of much smaller particle and exhibit lower porosity. Porosity may also be restricted by cementation or compaction of the sedimentary strata. We may also refer to groundwater in fractured rocks as "fracture porosity"; typically in granite or basalt units.

Permeability refers to the connectivity between the pores in sedimentary rocks. Sediment composition, grain-size and cementation are important factors affecting permeability. A rock unit may have good porosity but poor permeability due to these factors.

The Coconino Aquifer exhibits large differences in both porosity and permeability from place to place due to differences in sediment cementation (among other factors); and this affects the availability of groundwater to wells.

Structure; Faulting and Fracturing ("tectonics")

Mountains, volcanoes, earthquakes and faults occur where local or regional stress and strain is produced by Earth movement (**"tectonics"**). **Faults** occur where there is differential movement of the Earth's crust, and earthquakes commonly occur along faults (famously the San Andreas fault) and these forces may introduce **fractures** into rocks in surrounding areas.

Surface water may enter the groundwater aquifer through faults and fractures, and many streams and springs are located along or near faults and fractures. Faults may provide a conduit for groundwater flow; or faults my redirect or block off potential groundwater flow.

Many geologic studies report that the Coconino Aquifer produces more groundwater near major faults on the Colorado Plateau where the faulting has fractured the Coconino creating higher local permeability and higher groundwater yield to wells. The large power plants in this area are located along major faults. Faulting and fracturing is also evident in the area of the TA DWID.

Well Yield

Well Yield is the amount of groundwater (typically gallons per minute (gpm)) actually produced by the well. Well yield depends on aquifer characteristics (depth, thickness, porosity/permeability and other factors) and characteristics of the well (depth, casing diameter, depth and thickness of the "screen" or "perforation interval") size and depth of the well pump, and many other factors.

Well yield may increase if the groundwater elevation increases (perhaps due to increased precipitation recharge or decreased pumping). Well yield may decrease over time due to declining groundwater levels (less recharge or increased pumping); due to sand or clay entering the well or clogging the well screen; corrosion of the well casing/screen, or decreased pump performance, among other factors.

Ongoing Work

ADWR well records have been obtained for the 3 TA DWID production wells described above and these are displayed graphically on the attached cross-section figure. There is approximately 400 feet of elevation difference between the lowest (Well No. 1) and highest well (Well No. 3). When the boring logs and water depths are plotted at their respective topographic elevations, the groundwater elevations between wells are relatively similar at approximately 6040 ft amsl for wells No. 1 and 3 and at approximately 5950 ft amsl in well No. 2. The difference in elevations is not yet significant given there are many factors; estimation of well surface elevations and measuring point/methods; likely groundwater variations between dates of depth-to-groundwater water measurements; differences in well screen depths and thickness of screen interval, among other considerations.

Ideally, groundwater elevation and flow directions would be determined using the same methods on the same day without the influence of pumping operations. Better determination of well surface elevations may help to reduce some of the uncertainty. Consideration may be given to installing a *well sounding tube* during installation of any future well(s) so that measurements can be obtained on an ongoing basis without risking damage to the pumps.

Additional well data is being reviewed for wells in the vicinity and will be incorporated in the forthcoming report. A common result of data review conducted to date is large and localized variation in well groundwater yields at different drilling locations. Moreover, the quality and completeness of available well records is a challenge to better interpretation.

Topographic map interpretation, surface reconnaissance and sampling

Both surface reconnaissance and map interpretation lead to the possibility of significant structural/faulting effects on the strata in the subject area. Many of the observable strata are visibly highly fractured and there are sharp discontinuities between stratigraphic layers across the small but steep washes. Minor folding and changes in the strike and dip of strata are observed in the area of Well No. 3. And significantly, principal drainage directions in the washes are directed to the south and east, counter to typically northward directed drainage in the area; and these are observed to coalesce at the south eastward portion of the DWID area near Well No. 2, perhaps providing an opportunity to exploit fracture pattern to obtain higher well flow rates.

Previous Studies and Reports

An extensive list of relevant publications and references is included in 2 reports by Wolfe (2024, A and B) that will be provided to the TA DWID and these will be outlined further in the forthcoming report.

Wolfe 2024 A is an extensive summary of hydrologic studies and a constructed cross-section across the Billy Creek watershed from approximately Pinedale to White River including the area of the TA DWID. The report was prepared for the town of Pinetop-Lakeside and funded by the State of Arizona.

Wolfe 2024 B documents efforts to construct a new well for the Pinedal Estates DWID located just a few miles west of the TA DWID. The new well was successfully drilled in 2024 to replace an existing well producing groundwater with elevated Selenium concentrations and following several unsuccessful drilling attempts, illustrating the highly variable hydrologic conditions in the vicinity.

Next Steps…

Douglas G. Wolfe
Independent Consulting Geologist

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Figure 1 Notes:

This Schematic Cross Section is intended to show the generalized Stratigraphic Sequence, from Southwest (near Pinedale, Arizona) to Northeast (near Zuni, New Mexico), of major Rock Units in the southeastern portion of the Colorado Plateau, Mogollon Highlands and Little Colorado River watershed.

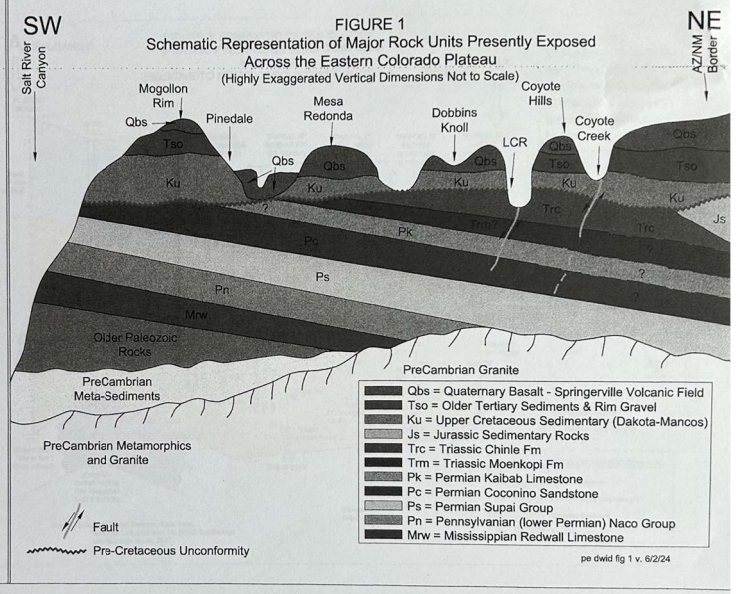
Actual rock units commonly display changes in thickness, gradational contacts, interfingering relationships, and facies changes that are not shown here. Please refer to the report text for additional discussion of rock units and referenced geologic studies.

The Schematic Cross Section is intended to highlight the following:

- The irregular and unconformable contact between mostly Paleozoic through Recent-age sedimentary and volcanic rocks, and the underlying mostly Precambrian metamorphic and igneous rocks generally considered "Hydrologic Basement".
- The generally northeastward structural dip (roughly parallel to the the cross-section) in Paleozoic through Triassic-age strata (Chinle (Trc) and Moenkopi (Trm) formations) below the Cretaceous Angular Unconformity. Localized structural movement/s have also resulted in generally low-angle deformation at various structural attitudes, generally along, and/or complementary to, the more recent northwest-southeast oriented regional structural fabric.
- The absence, due to erosion, of Jurassic-age, mostly continental, sedimentary rocks a short distance south of thick Jurassic exposures near Zuni, New Mexico.
- The Angular Unconformity beneath upper Cretaceous strata (Ku) is highlighted as: ++++++. Cretaceous strata lie on rocks ranging from Jurassic-age (Js) near Zuni, NM; Triassic-age (Trc and Trm) in central Navajo and Apache counties (AZ); and upon Permian or Pennsylvanian-age sedimentary rocks (Kaibab Limestone (Pk); Coconino Sandstone (Pc); Supai Group/Formation (Ps), or Naco Limestone/Group (Pn) in the Mogollon Rim near the study area.
- Cretaceous strata are overlain variously by Tertiary terrestrial "red-bed" strata (Tso), Quaternary Basalts of the Springerville Volcanic Field, or recent alluvium. Figure highlights the recent structural influence and post-depositional erosion of older rocks, facilitating emplacement of younger Quaternary Basalts at elevations topographically lower than exposures of nearby older sedimentary rocks ("inverted stratigraphy"; see additional discussion in text).
- \ (/ - Denotes the mapped and easily visible fault bounding the Coyote Hills volcanic vent near Springerville, AZ. The northwest directed faults have created localized drag folding within underlying Cretaceous marine strata and the fault influences the location and direction of the Little Colorado River in this vicinity. The fault zone has also penetrated deeper water-bearing formations resulting in Recent travertine spring deposits along the fault near Lyman Lake. Valleys formed along fault boundaries have also influenced the direction of the younger Coyote Hills basalt flows resulting in locally inverted stratigraphy. The Coyote Hills fault zone is one visible example of numerous northwest trending structural features (roughly perpendicular to the cross section) noted by Crumpler et al (1994) but not included here.

Figure sourced on information contained in Molenaar et al, (2002); Forester-AZBM, (1962); Conley and Scurlock, (1978); Wolfe, (1989); Kamili and Richard (1998) and additional references noted in report text. Adapted from Wolfe 2024.

FIGURE 1
Schematic Representation of Major Rock Units Presently Exposed Across the Eastern Colorado Plateau
(Highly Exaggerated Vertical Dimensions Not to Scale)



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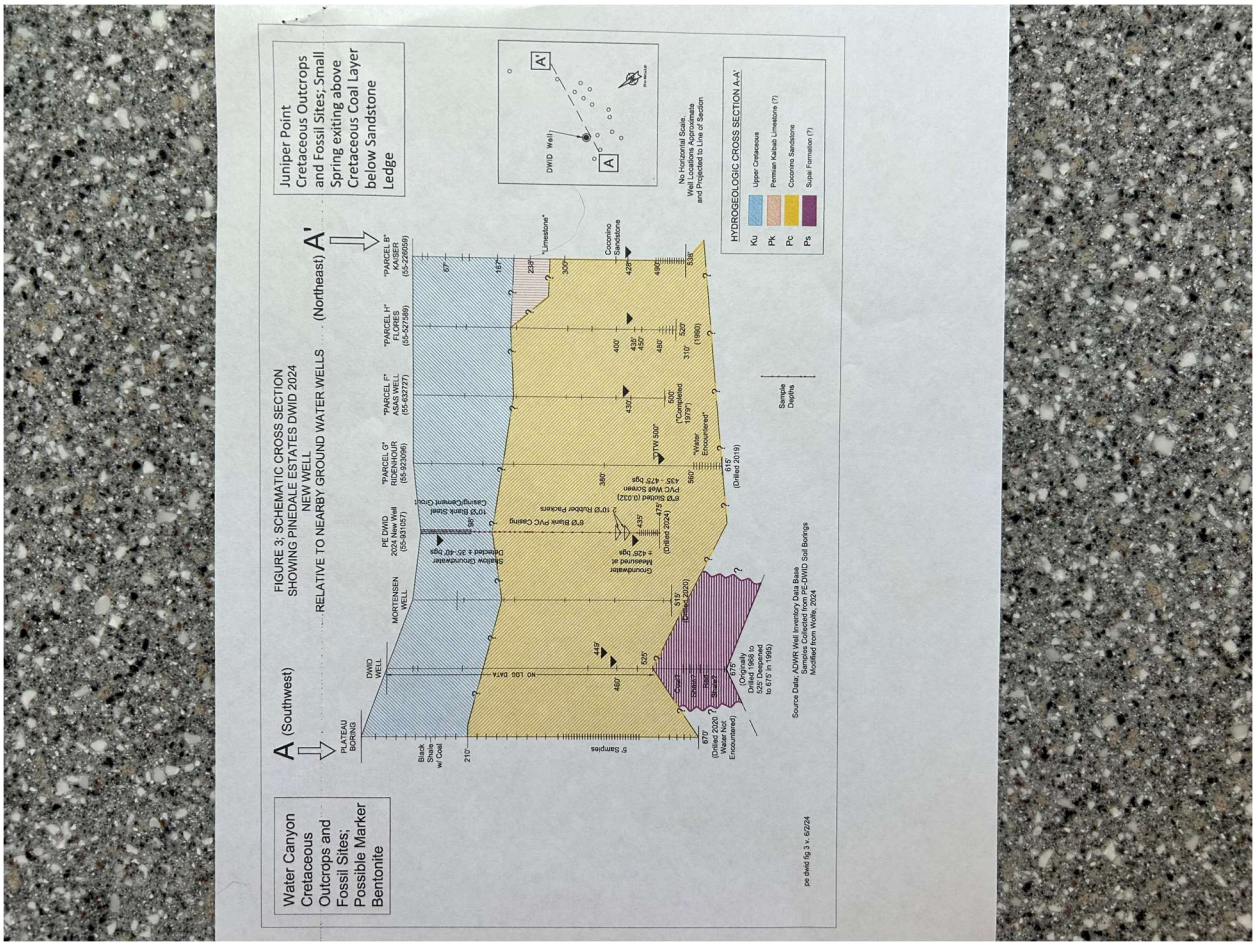

I Raymond Brown spoke on and about the Safety Deposit Box at Chase Bank being eliminated. This due to the Bank not wanting to re-key the core. I talked with all bank members to fix the concern. It was stated that it shows on record that I had requested a re-key, and that the upper Management would be getting back to the Bank, and I would be notified as to what would take place. In the end they closed the Safety Deposit Box, with not intentions of re-opening it.

Call to Public – There was no real call to Public due to QA – During Blake's portion of the Meeting. one QA at the end of the Meeting, it was listed above.

Adjourn
The Meeting was adjourned at -10:16 - AM.

APPROVED