

Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District
January 11, 2017 10:00 a.m. at
The American Ranch – Ranch House 9500 American Ranch Road, Prescott, Arizona

District Board Meeting Guidelines: The meeting will be held in accordance with A.R.S. Title 38 Open Meeting Laws. Board and attendees participation shall be civil and courteous. Any disruptive behavior could result in removal from the meeting. Comments and questions from the public shall be called upon by the Board Chairman, and shall begin with stating and spelling of the speaker's name and address. All comments and questions shall be directed to the Board Chairperson. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Jennifer Bartos, Improvement District Services, Inc. at (928) 443-9484. Requests should be made as early as possible to allow time to arrange the accommodation. Requests for copies of Board Meeting minutes or other District documents, inquiries, or complaints should be submitted in writing to: Improvement District Services, Inc., 1965 Commerce Center Circle, Suite A, Prescott, AZ 86301.

Call to Order - Monte Anderson, Bill Yates, Brent Mathews, and Cynthia Baker present. Jason Gisi absent.

Also present and participating in the meeting: Diana King and Dakota King, Improvement District Services, Inc., Rianne Yates, American Ranch Homeowner, and Tiffany Taylor, Manager of American Ranch Homeowners Association.

Executive Session: The Board may vote to convene into an executive session pursuant to A.R.S. 38-431.03.3 Discussion or consultation for legal advice with the attorney or attorneys of the public body. Executive Sessions are not open to the public, during this discussion all public will be asked to step out of the room.

Motion: made by Director Baker to leave executive session and convene into regular session, second by Director Yates. Unanimous approval.

1. Discussion and possible action to elect a Chairman for 2017.

Motion: made by Director Baker to table until next public meeting, second by Director Anderson.

2. Discussion and possible action regarding properties with private wells and possible adoption of a private well policy.

Tiffany stated that it has been difficult to set a time to have a mutual meeting between the ARDWID and the Home Owners Association of American Ranch. Tiffany will look into a time that works for the HOA Board.

Director Yates opened a discussion with the general audience and board over the private wells. Tiffany stated that, when talking to Yavapai County, she has gotten conflicting information between the letter sent to the HOA and the County's information. Tiffany commented that the HOA has the "right" to enforce the CC&Rs, and that the Development Agreement has expired. Director Baker commented that while the Development Agreement has expired, the ordinances are still to be upheld by the DWID board. Tiffany also commented that, if the DWID board is not in debt, that the district must not be losing much revenue by potential wells being used for domestic use. Rianne stated that when a sale occurs, what exists for a homeowner to sign about the well use. Diana responded that a form was created for new owners stating the board's stance on domestic well use. Rianne also discussed that some realtors have discussed with potential buyers that lots could be built regardless of district regulations.

3. Discussion and possible action regarding the well located on Lot 2.

No action taken.

4. Discussion and possible to approve opening a checking account with OneAZ and designate the signers.

Diana stated that Chase Bank, through Yavapai County, will not take individual check proofs, is incredibly difficult to work with, and will typically have a great amount of miscommunication. In addition, OneAZ has the ability to take credit card payments and have better bank communication. Diana also suggested that Jennifer Bartos and Diana King be the signers for the account, but cannot write checks without approval by a chairman. There is also an option for bank drafting as a possibility for OneAZ.

Motion: made by Director Baker to create an account with OneAZ, transfer the funds from Chase to OneAZ, and add Jennifer Bartos, Diana King, and the current Chairman of the DWID board once the Chairman is appointed as signers for the account, second by Director Yates. Unanimous Approval.

5. Discussion and possible action regarding administrative issues to include:

- a) AR Annual Water Statistics Report;

Director Yates asked the amount of connected lots for American Ranch, to which Diana responded that it was on the chart within the agenda packet.

- b) District financials and accounts status;

Director Yates and Director Anderson commented that the financials look great.

- c) Approve warrants written in October through December, 2016.

Motion: made by Director Baker to approve the warrants, second by Director Yates. Unanimous Approval.

- d) Approve meeting minutes of October 5, 2016;

Motion: made by Director Yates to approve the meeting minutes for October 5, 2016, second by Director Baker. Unanimous approval.

Public Comment Period: The public will be given the opportunity to comment to the Board of Directors on non-agenda item issues pertaining to the District. This is the time for the public to comment. Members of the Board may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Two minutes will be allowed for each speaker.

Comment made by Tiffany asking if the DWID needs to enforce the ordinances, to which Diana responded that the board did, and that she believed they could only be changed at fiscal year end without a public vote.