

Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District
January 19, 2017, 10:00 a.m. at
HOAMCO, 3205 Lakeside Village, Prescott, AZ 86301

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: Jennifer Bartos and Dakota King, District Administrators, Improvement District Services, Inc.; Brad Fain, Brad Baker, Richard Taylor and Tiffany Taylor representing the American Ranch HOA; Mark Kaplin and Dale Heath, property owners.

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

Motion: made by Director Baker to nominate Bill Yates, second by Chairman Anderson.

2 votes yes

1 vote no – Mathews

1 abstain – Anderson

Motion: made by Director Yates to nominate Cynthia Baker as interim Vice-Chair until the next regular meeting, second by Director Mathews.

Unanimous Approval

Motion: made by Director Baker to convene into executive session, second by Director Yates.

Unanimous Approval

2. The Board may vote to convene into executive session pursuant to A.R.S. 38-431.03.03 to discuss legal advice from the District's attorney regarding the use of wells.

Motion: made by Director Baker to convene into the public meeting, second by Director Yates

Unanimous Approval

3. Discussion and possible action regarding properties with private wells and possible adoption of a private well policy, as well as possible imposing of fines due to ordinance violations.

Chairman Yates clarified that the District is a governmental entity and has a responsibility to not give preferential treatment to individual customers. He said the Board has an obligation to enforce the Ordinance but they do have a choice in how to charge. Chairman Yates said the Board is considering a flat rate structure. He said the user fees are going to be flat that will cover the cost, there will be an additional well user fee for wells that are not in compliance. This assures that every property is covering the fixed cost. It was suggested to impose a surcharge for lots with wells not in compliance with the District Ordinance.

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

No discussion or action

5. Discussion and possible action to approve meeting minutes of January 11, 2017.

Motion: made by Chairman Yates to approve the meeting minutes of January 11, 2017, second by Director Anderson

Unanimous Approval

At noon the Board will convene into a special meeting with the Homeowner's Association Board to discuss current policies.

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.