

Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District
February 9, 2017 - 9:00 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 – Brent Matthews, Bill Yates, Monte Anderson, Cynthia Baker present. Jason Gisi absent.

Also present and participating in the meeting: Jennifer Bartos, Diana King, and Dakota King, Improvement District Services, Inc.; Tiffany Taylor, HOAMCO, and Rich Gilbert and Chuck Dickson present.

Motion: made by Director Baker to convene into executive session, second by Director Anderson.
Unanimous Approval

1. 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 move out of executive session and into the regular meeting, second by Director Anderson.
Unanimous Approval

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

Chairman Yates stated that according to the advice of four attorneys the District has the responsibility to uphold their governing documents and there is no State law that overrides this. Jennifer presented the Board with a proposed letter to the lots with known wells. Chairman Yates stated that a letter should also be sent to all homeowners informing them of the Ordinance requirements for authorized well use and restrictions. Jennifer was instructed to send the proposed letter as-is to the known well owners and create a new letter to be sent to all remaining lot owners. Director Anderson recommended that the Board consider obtaining the services of an attorney that specializes in water. Director Baker stated there should be a line item in the budget for legal advice. Jennifer verified that the next meeting would be the 12th of April. Jennifer stated that records will be kept showing confirmation of mailing all the letters.

Motion: made by Director Mathews to approve the letter in hand to be sent to the known well owners by Jennifer, second by Director Baker.
Unanimous Approval

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

Motion: made by Director Anderson to declare no preferential treatment would be given to Lot 2, 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.

Chuck Dickson asked about the rate for the well issues, to which Chairman Yates stated that this was not decided and will be at the hearing.