

Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District  
November 11, 2015

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 – Larry Schroer, Bill Yates, Monte Anderson and Jason Gisi present.

Also present and participating in the meeting: Jennifer Bartos and Diana King of Improvement District Services, Inc.; Bob Hanus, Western Environmental Technologies, Inc.

1. Discussion and possible action to accept Bill Greenwald's resignation from the Board of Directors.  
Motion: made by Director Anderson to accept Mr. Greenwald's resignation, second by Director Yates.  
Unanimous Approval
2. Discussion and possible action regarding currently open and future Board positions.  
Chairman Schroer said his house will be going up for sale in January, but he does not wish to continue to be Chairman. Director Yates volunteered to fill the position until a new chairman is appointed.
3. Discussion and possible action regarding the monthly operations report from Bob Hanus of Western Environmental Technologies regarding the operation and maintenance of the water and sewer facilities and status of projects.  
Bob reviewed his report with the Board.
4. Discussion and possible action regarding the Flood Mitigation Project.  
Bob said the project is nearly done. The Board said they prefer to have the area covered with riprap.  
Motion: made by Chairman Schroer to approve riprap not to exceed \$3,000.00, second by Director Gisi.  
Unanimous Approval
5. Executive Session: The Board may vote to convene into an executive session pursuant to A.R.S. 38-431.03.3  
Discussion on legal advice from the attorney for 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.
6. Discussion and possible action regarding properties with private wells and possible adoption of a private well policy.  
Director Gisi agreed to talk to the Homeowner's Association regarding the enforcement of the requirement in the CCR's regarding wells and well use.
7. Discussion and possible action regarding administrative issues to include:
  - a) Lot Annexations;  
Jennifer told the Board the County has not yet updated the previous annexations.
  - b) Consumption Report;  
Chairman Schroer reviewed the report with the Board.
  - c) District Financials;  
District financial reports were reviewed.
  - d) Delinquent Accounts;
  - e) Approve meeting minutes of August 12, 2015;

Motion: made by Director Anderson to approve the August 12, 2015 meeting minutes, second by Director Yates.

Unanimous Approval

- f) Approve warrants written in June, August, September and October, 2015.

Motion: made by Director Gisi to approve the warrants, second by Director Anderson.

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.