

Meeting Minutes

Finance Committee of the Big Park Domestic Wastewater Improvement District February 14, 2018 - 9:00 a.m. Ranger Station Admin Office, 8375 AZ-179, Sedona, AZ 86351

Finance Committee 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 Committee Chairperson, and shall begin with stating and spelling of the speaker's name and address. All comments and questions shall be directed to the Committee Chairperson. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Jennifer Bartos, Clerk of the Board of Directors, for the Big Park Domestic Wastewater Improvement District, 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 Committee 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. Pursuant to A.R.S. 38-431.03, the Finance Committee may vote to recess the meeting and move into Executive Session on any item, which will be held immediately after the vote and will not be open to the public. Upon completion of Executive Session, the Finance Committee may resume the meeting, open to the public, to address the remaining items on the agenda.

Call to Order at 9:00 a.m. – David LaFrance, David Sheets and Gary Livermont present.

Also present and participating in the meeting: Moneesh Chatterjee (board member), Dakota King (IDS), Jennifer Bartos (IDS), Brad Bowers (EBS), David Dirren (Sunrise Engr).

STATUS OF SUNDANCE TOWNHOME EXPANSION: The Sundance board has indicated that they will no longer pursue bringing sewer into the Sundance area because of cost, and are pursuing “other alternatives”. The presentation prepared by David LaFrance for the Sundance homeowners has not been given. Jennifer will prepare a generic letter for sending to homeowners in possible sewer expansion areas, including Sundance Townhomes. David Sheets expressed an interest in reviewing the letter before it is actually sent out.

OTHER AREAS OF POSSIBLE SEWER SYSTEM EXPANSION : David Dirren presented maps, cost estimates and other information on areas where there has been some interest in connecting to sewer:

Vultee Road – One person has expressed interest in connecting; there is potential to serve 18 lots with expansion into the larger area. BPDWID will send the above-mentioned generic letter to the 18 owners in the larger area to determine how much interest there is in connecting to sewer.

Saddle Horn Road – The owner of a vacant lot has expressed interest in connecting; there is potential to serve 2 lots in this area. These lots are not presently in the District, and construction of main extension would be quite costly. Dave Dirren will advise lot owner of lack of cost effectiveness.

Sugarloaf – There has been a recent inquiry for service to a multi-family unit. Potential for 15 new customers in immediate area, and eventually 238 lots in larger area (Chaparral Drive expansion). Need to get board approval to approach landowner regarding necessary easement. Then BPDWID will send

the above-mentioned generic letter to the 238 owners in the larger area to determine how much interest there is in connecting to sewer.

Rojo Drive – Near Nazarene Church. Potential of 3 connections, but could also possibly include additional homes off Crown Ridge to west. However cost is prohibitive.

Indian Ruin Road – Have gotten inquiries in the past but no neighborhood coordination was done. There is a potential of 19 customers in immediate area, with possible 97 lots in larger area. BPDWID will send the above-mentioned generic letter to the 97 owners in the larger area to determine how much interest there is in connecting to sewer.

VOCA REUSE AGREEMENT AND DELIVERY COSTS: Sunrise Engineering prepared ‘Engineer’s Opinion of Probable Cost of O&M for Reuse Pumps’, which was reviewed by the Committee, reaffirming that BPDWID continues to lose money on reuse water delivered to the golf course. The Committee will further evaluate the existing agreement and develop a strategy for renegotiating or terminating the agreement.

WIFA LOAN – MANAGEMENT OVERSIGHT REQUIRED : WIFA sent letter regarding “no management oversight of covenants”, as noted in the last audit. The Finance Committee will meet with our auditor to determine which covenants need to be reviewed.

The meeting was adjourned at 11:30am.