

Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District  
November 13, 2024 at 2:00 p.m.  
The American Ranch – Billiard Room  
9500 American Ranch Road, Prescott, AZ

*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., 3603 Crossings Drive Prescott AZ 86305.*

Call to Order – David Puglia, Mark Kaplan, Liz Mahon and Cynthia Baker present. Gerry Breuer absent.

Also present and participating in the meeting: Jennifer Bartos, District Clerk/Administrator and Diana King, District Administrator, Improvement District Services, Inc.; Derek Scott, A Quality Water (AQW); Bob Wolf, Dan Edwards, Roger Plath and Rich Gilbert, property owners.

1. Discussion and possible action regarding the condition of the water and wastewater facilities and the necessary corrections and modifications to be performed.
  - a) Priorities:
    1. Purchase & installation of jockey pump  
Motion: made by Director Baker to hold the project for engineering, second by Vice-Chair Kaplan.  
Unanimous Approval
    2. Complete rework of Variable Speed Drives at Booster Station. More information regarding Fever Controls \$16,000 estimate.  
Johnaton of Fever Controls will redesign.
    3. Replace and rewire J box at treatment tank.  
This project is complete.
    4. Replace broken mini split AC unit.  
This project is complete.
  - b) Lower Priority
    1. Shade structure for chemicals on the south side of the waste treatment building.  
Derek Scott is getting a quote.
    2. Con-X for storage of equipment.  
The HOA will make these arrangements.
    3. VFD for WWTP  
The VFD is for blowers. We are waiting for a quote from Fever Controls.
    4. Small trash dumpster for facilities.  
This is not needed.

The spillway will be maintained by the HOA and the bill will be split with the DWID.
2. Discussion and possible action regarding check valves.  
The homeowner's contractor will install and the operators will inspect. Diana will create a meter form for Derek.
3. Discussion and possible action regarding a credit to the HOA for water loss at the Equestrian Center.

Correction: The Ranch Camp, not the Equestrian Center.

Motion: made by Director Baker to charge the normal usage and refund the HOA with a check, second by Director Mahon.

Unanimous Approval

4. Discussion and possible action to approve the meeting minutes of June 13, July 10, and October 2, 2024.

Motion: made by Director Baker to approve the minutes, second by Vice-Chair Kaplan.

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.

Roger Plath said he doesn't like the admin services.