

Board Meeting Minutes Review

August 26th, 2026

Transcript

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Overview

The board met to review and approve the minutes from the July 22 meeting, noting a correction to **Matt Olson's** name was misspelled.

Infrastructure Updates Provided by Mr. Scott (Operator)

- **Valve exercising** and **hydrant leak detection** programs are complete; no leaks were found.
- **Glenshandra** generator is operational following repairs costing \$11,341 (including \$6,913 for repairs and \$4,400 for rental of standby generator). Cost Provided by Mr. Busch
- **Chlorine** has been moved to **Post Oak**.
- **Post Oak** well is currently non-functional due to suspected unauthorized tampering with parameters/programming; Mr. Scott is contacting control person to address this issue.
- **Deerfield** generator status was noted.
- **Fire extinguishers** have been installed.

Operations Management

System Maintenance

- **Bob Finke** identified that 65% of the valves are inoperable or cannot be found due to being paved over or buried in mud.
- The board discussed the need for a mapping project to potentially hire an engineering firm like **Civiltec** or **Groundwater** to update the master plan with **GPS** locations. Cost will be evaluated at next meeting after Mr. Scotts report.
- There is a concern regarding valve torque limits; Which has a maximum of 450 pounds for the operating nut, while normal operation is 30 foot-pounds. Over-torquing risks stripping the nut or breaking the stem.
- **Derek** will investigate intersection valves and be prepared to report at the next meeting.

Financial and Administrative (Cheryl Ibbotson)

Utility Billing and Board Membership

- **Lauren** will assist with utility billing and answering phones.
- high-use report identified six people with potential landscaping issues. *Doubtful about whether current electrical equipment needs immediate replacement or if it can be managed through maintenance of existing components.

Water Development

Well Testing Proposal

- The board approved a \$12,000 proposal from **Matrix New World** to test two domestic wells (owned by **Dwayne Gann** and **Ron Hines**) using a transducer and sounder to collect hydrology information.
- This testing aims to inform decisions regarding future commercial well locations and production capacity without the immediate cost of drilling a full test well.
- Motion was put forward by Bob Finke and 2nd by Don Murphy and Board Approved.

Equipment Procurement

- The board approved purchasing a **Phoenix Pumps Grundfos** pump assembly for \$5,741 to serve as a spare for the distribution pumps.
- It was decided that once the current pump fails, the old unit will be rebuilt and kept on the shelf as a backup. This Motion was put forward by Don Murphy and 2nd by Nathan John. The Board Approved.

Action Items

- [] Obtain a diagnosis of the Post Oak well control problem from a qualified electrical or controls specialist and report the cause of the half-power operation (Derek Scott).
- [] Have the operators inspect all valves for functionality, carefully avoiding over-torquing, mark each located valve on a system map, and provide a report by the next board meeting (Derek Scott)
- [] Review the valve and pipeline map at the Post Oak facility at the next meeting.
- [] Obtain signed access releases from the two well owners so the approved well testing can proceed (Ken Nelson).
- [] Proceed with testing the two private wells under the approved proposal, including water-level measurements and pumping tests within the approved worst-case budget of approximately \$12,000.
- [] Prepare the electrical-box signage plan identifying which boxes need signs, the required wording and sizes, and estimated costs (Bob Finke).

- [] Provide the well owners' exact property addresses to the manager for the testing records.
- [] Add an annual meeting notice blurb to the next billing communication for the October 10 meeting.
- [] Add implementation of a pump-house visitor identification to the next meeting agenda.

Outline

Approval of Meeting Minutes

- The board reviewed the minutes from the July 22 meeting for potential additions or changes.
- A correction was made to page two regarding the spelling of Matt Olson's name.
- Speaker 9 noted a discrepancy in the July water report where the percentage should be 16.24 percent instead of 6.71 percent.
- The board approved the minutes as amended following a motion by Nathan and a second by Don Murphy.

Treasurer's Report Approval

- The treasurer provided a printed report detailing all current account balances, which members noted as an improvement over previous method.
- Daryl Mathern moved to approve the treasurer's report as noted.
- JD seconded the motion, and it was subsequently approved by all in favor.

Operator's Status Report

- Derek reported that the valve exercising and hydrant leak detection programs are complete with no leaks found.
- The Glenshandra generator is operational on its auto-exercising sequence, though weed control remains ongoing through October.
- Chlorine has been successfully moved to Post Oak, and fire extinguishers have been installed throughout the facilities.
- Concerns were raised regarding unauthorized tinkering with equipment at the Post Oak well, which has been underperforming for two weeks due to possible reprogramming of its parameters.

Electrical Maintenance Concerns

- The President (Ken Nelson) addressed issues regarding communication with Jonathan, noting he is a control specialist rather than an electrician and must follow approval protocols before calling contractors.

- The board discussed electrical safety at Post Oak, emphasizing that a qualified electrician is needed to replace an inoperable fuse panel to ensure legal and safe operation of the well.
- Bob Finke discussed technical maintenance requirements for electrical boxes, including signing and documentation standards for future work.

Valve Inspection and Mapping Issues

- Bob Finke reported that while valve exercising was completed, approximately 65 percent of analyzed valves were either inoperable or could not be located.
- There is a significant deficiency in the master plan because it lacks detailed maps showing all service valves and pipe dimensions accurately.
- The board discussed several methods to address faulty valves, such as using water jets or dry ice to free up stuck mechanisms without breaking stems via over-torquing.
- An action item was set to investigate mapping solutions, potentially involving GPS locations or manual updates by engineers once valve covers are exposed properly.

Utility Billing and Managerial Updates

- Cheryl reported that tax returns are being filed and identified several high-use customers for follow-up regarding landscaping issues.
- Mr. Busch (Manager) reported progress on the rate case reopening and mentioned they are waiting on further feedback from staff following recent submissions of data spreadsheets.
- It was announced that three only candidates Don, Marv, Joe, have applied for board positions, meaning no election will be necessary under existing bylaws if numbers match open seats; new terms take effect in September.

Proposed Well Testing Project 9 (Dylan Easthouse)

- Discussion occurred regarding spending \$12,228 to test two domestic wells owned by Dwayne Gann and Ron Hines to gather hydrological data for future development planning.
- Dylan explained that testing these wells helps inform production capacity without needing expensive test wells immediately built by the GOWUA Property owners might be more amenable if water is handled via tank trucks during testing rather than released onto the ground.

Board Election Summary (Candidates and Seats)

There are three seats ending with the current terms on August 31st, 2026

- **Three Candidates** have come forward: **Don Murphy, Marv Barrish and Joe Stone**
- Because the number of candidates equals the number of open seats, no formal member election (ballot) is required under the bylaws

Bylaw Basis

As explained by **Devon White** (Legal Counsel for GOWUA) the bylaws say that if:

the number of candidates $\leq$ the number of directors to be elected,

then the election by ballot is canceled and the candidates are **deemed elected** to the board

- The board will ensure the minutes clearly state:
- that the election is canceled for this reason, and
- the names of the three candidates who are deemed elected.

Timing and Terms

- **Current Directors Terms expire at the end of August. As of September 1.**
- **The new board composition (Including Don, Marv and Joe) is in effect.**

Officers (President, etc.):

- The new board will select officers at the **September board meeting**.
- Until that officer election, **the current officers continue to serve**. For any actions needed between Sept 1 and that meeting.
- Ken Nelson Specifically stated that **next month's meeting will be his last as President**, and a new president will be chosen then.

Member Communication

- **An insert** will go in with the **September Bills** to inform customers:
- That **three candidates** came forward for **three seats**.
- **The Election has been canceled per the bylaws**
- **The new board members' names** (without officer titles).

At the **annual meeting in October** (Prescott Library), Members will see the updated board in place, but there will be **no board election on that date**.