

Notice of Special Meeting and Agenda

Board of Directors of The American Ranch Domestic Water Improvement District

**November 12, 2025 at 10:00 a.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

1. Discussion and possible regarding possible reimbursement for accounts that are signed up for water leak notification that suffer a water loss but are not notified.
2. Discussion and possible action regarding administrative issue and future agenda items, to include:
 - a) Introduce Jordan Ricca
 - b) Review Annual Financial Review
 - c) Reuse charges to HOA
3. Discussion and possible action regarding the condition of the water and wastewater facilities and the necessary corrections and modifications to be performed.
 - a) Installation of a cabinet
 - b) Storage container
 - c) Valve Exercising
 - d) Purchase and installation of a new pump station
 - e) VFD for WWTP
 - f) The redundancy project
 - g) Water levels
 - h) Fever Controls surge protection.
 - i) Review proposal from CivilTec and possible action items.
 - j) Discussion on metering of effluent discharge at the upper pond by Ranch
 - k) Water meter reading at production meter compared to total readings of all service meters
 - l) Discussion on doing a drawdown test of domestic well.
4. Discussion and possible action to approve meeting minutes of August 13, 2025.
5. Discussion and possible action to approve the checks written in August, September and October, 2025.

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.