

Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District
November 13, 2019, 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., 3603 Crossings Drive Prescott AZ 86305.

Call to Order – Cynthia Baker, Bill Yates, Liz Mahon, Roy Engehausen and Brent Mathews present.

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

1. 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 said they detected a leak through the new system in a residential connection.
2. Discussion and possible action regarding the status of the remote meter project and direction for contacting property owners for notifying and possibly turning off water at properties with leaks.
The letter was modified. Jennifer said the letter will go out this week.
3. Discussion and possible action to replace the Century Link service.
Director Engehausen said he would like to work with Bob and have Sparklight come out and do a survey to see if it is possible to change service.
4. Discussion and possible action regarding a Board of Directors privacy statement.
Jennifer noted that at social occasions where a quorum of the Board may be present, it is important to not discuss District business.
5. Discussion and possible action to approve signers for the District's account with the Yavapai County Treasurer.
Motion: made by Director Engehausen to appoint Jennifer Bartos, Diana King, Cynthia Baker and Bill Yates as signers on the District's account, second by Director Mahon.
Unanimous Approval
6. Discussion and possible action regarding Board meeting attendance.
Director Mathews said if someone is willing to provide better attendance, he is willing to resign.
7. Discussion and possible action to approve meeting minutes of August 14, 2019.
Motion: made by Director Mahon to approve the meeting minutes, second by Director Yates.
Unanimous Approval
8. Discussion and possible action to approve checks written August through October 2019.
Motion: made by Director Engehausen to approve the checks, second by Director Yates.
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.

Gerry Breuer said regarding the letter that went out to home owners regarding proper waste disposal should be posted on the HOA website.

Tiffany Taylor said the entry meter has used a lot of water and they don't know why. She asked if Bob Hanus could show them how to read the meter. She also requested relief for the latest large water bill. Tiffany asked if someone from the DWID could attend the HOA annual meeting, Jennifer Bartos and Bob Hanus agreed to attend.