

Notice of Special Meeting and Agenda

Board of Directors of The American Ranch Domestic Water Improvement District

August 13, 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 action regarding a presentation by Matt Roeder of Core & Main regarding the Sensus program and support.
2. Discussion and possible action to allow the HOA to withdraw ground water from a monitoring well to water the ball field.
3. Discussion and possible action regarding the condition of the water and wastewater facilities and the necessary corrections and modifications to be performed.
 - a) Purchase of a cabinet
 - b) Storage container
 - c) Valve Exercising
 - d) Purchase and installation of a new pump station – a new proposal requested from Fever Controls.
 - e) Shade structure for chemicals on the south side of the waste treatment building,
 - f) VFD for WWTP
 - g) The redundancy project
 - h) Water levels
 - i) Fever Controls surge protection.
4. Discussion and possible action regarding accounts and funds at OneAZ.
 - a) Open a new Club Savings Capital account, by transferring funds from the Capital Checking account.
 - b) Transfer funds in OneAZ from the Capital Checking account into a new Capital Club Savings Account.
5. Discussion and possible action to approve meeting minutes of June 19, 2025.
6. Discussion and possible action to approve the checks written in May through July, 2025.
7. Discussion and possible action regarding administrative issue and future agenda items.

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.