



**Pinedale Estates Domestic
Water Improvement District (PEDWID)
PO Box 1553, Lakeside, Arizona 85929
(928) 367-6621**

**Board Meeting
April 10, 2025**

Per A.R.S. Section 38-431.02, and the Attorney General of Arizona Open meeting procedures, the PEDWID general public board meeting was held as a virtual meeting, using FreeConference Call.com.

1. Meeting was called to order at 5:31pm (AZ Time) by Michael Eckert, Board Chairman. Board members present were Gary Engman, Wade Warden, Dick Hileman and Ray Hinesly. A quorum was present. Attendance list attached.
2. Minutes from prior meeting were discussed. Meeting minutes were sent to all board members, approved and posted on PEDWID website. No further discussion.
3. Treasurer Report: Mr. Hinesly provided an overview of PEDWID financials. Reports will be sent to all board members. See attachments. No further discussion.
4. Water System Operator Report: Mr. Anderson provide updates on the current system. System water loss is higher than normal, will be inspecting the system for water leaks. One meter was shut off due to non-payment, individual notified. One emergency call out. See attached report.

CALL TO THE PUBLIC:

All members were asked to keep their comments relevant to the DWID issues. No call to the public comments were received.

AGENDA ITEMS

1. Purchasing 100 used Sensus Iperl meters w/ touch read attachment – Approved last meeting. Payment being sent to Timberland Acres DWID. Mr. Anderson will continue to facilitate the purchase.
2. The Peterson well meter has been transferred to the PEDWID NEC account. Mr. Hinesly and Mr. Anderson is working with Mr. Peterson on repayment for when the DWID first became owners.
3. New Well, Holding Tank Site and WIFA Loans – The project manager, Mr. Anderson, provided an overview and update of the current new well project. Currently all costs are within range of the approved loan budgets. However, cost of labor & materials is increasing substantial rate and may affect the well infrastructure cost. See attached report for specific details.
4. Next board meeting will be the annual in-person meeting at the Pinedale Fire Department on 24 May starting at 11:00 am, food and beverages will be provided after the meeting. Mr. Engman and Mr. Hileman will be point of contacts. Board voted unanimously to authorized up to \$500 for food and refreshments.
5. Motion to adjourn the meeting at 6:20pm by Mr. Eckert. Second by Mr. Hinesly, accepted by all board members.














Respectfully submitted,

Michael E. Eckert
Michael Eckert
PEDWID Chairman

Account Information

Date: April 10, 2025 6:20:29 PM
Dial-in number:  (945) 218-0020
Access code: 2412323
Account: #s14757910 (Michael Eckert)

Audio

Caller	Service Type	Start Time	End Time	Duration
Michael Eckert - mikee7812@gmail.com Host		6:20:29 PM	7:30:02 PM	70m
+1 520 907 1711 - GARY ENGMAN	 	6:23:31 PM	7:29:51 PM	67m
+1 602 820 8590 - JUDY HINESLY	 	6:27:50 PM	6:30:46 PM	3m
+1 928 706 6936 - LK HVSU CTY AZ	 	6:28:02 PM	7:29:57 PM	62m
+1 928 358 2447 - WIRELESS CALLER	 	6:28:59 PM	7:29:55 PM	61m
+1 602 820 8590 - JUDY HINESLY	 	6:31:00 PM	7:29:51 PM	59m
+1 520 631 0232 - WADE WARDEN	 	6:55:08 PM	7:29:57 PM	35m

Number of attendees: 7

Note: All times in Mountain Time

Recording

Start Recording Time	End Recording Time	Duration
6:34:25 PM	7:21:12 PM	47m

8:55 AM

04/14/25

Cash Basis

Pinedale Estates DWID
Profit & Loss YTD Comparison
March 2025

	Mar 25	Jan - Mar 25
Ordinary Income/Expense		
Income		
Water Sales	6,433.08	17,246.23
Total Income	6,433.08	17,246.23
Expense		
Bank Charges	0.00	30.00
Legal & Accounting		
Accounting	650.00	1,900.00
Total Legal & Accounting	650.00	1,900.00
Repairs and Maintenance	742.20	1,484.13
System Management	1,200.00	3,600.00
Taxes - Municipal Water	312.73	927.40
Testing	35.00	427.55
Utilities	295.66	715.53
Total Expense	3,235.59	9,084.61
Net Ordinary Income	3,197.49	8,161.62
Other Income/Expense		
Other Income		
Grant Income	0.00	14,050.45
Total Other Income	0.00	14,050.45
Other Expense		
New Well Project Expense		
Legal	0.00	1,380.45
New Well Project Expense - Other	0.00	8,670.00
Total New Well Project Expense	0.00	10,050.45
Total Other Expense	0.00	10,050.45
Net Other Income	0.00	4,000.00
Net Income	3,197.49	12,161.62



Pinedale Estates Domestic Water Improvement District Board (PEDWID)

April 10, 2025

RE: Operations Report

Dear Board Members,

Please find the Operations Report for the PEDWID System Below:

- **PEDWID System Production Update**
 - **Total Gallons Produced: 154,706**
 - **Total Gallons Sold: 116,470**
 - **Water Loss: 24.71%**
- **Routine Maintenance & Compliance:**
 - **Compliance Sampling:** All monthly sampling completed
 - **Disconnect:** Shut off and Locked meter at 5513 Turkey Run
 - **Chlorine Supply:** Delivered chlorine to well site.
- **Leaks**
 - Emergency customer call out
 - 5513 Turkey Run - Fixed customer's leaking meter.
- **Asset Management Plan/ Inventory:**
 - Board was provided cost analysis of service installation and asset inventory in past month
- **Purchase of Surplus Meters from TADWID**
 - Timberland Acres has 190 Sensus iPerl meters that are in good to near new condition that will be taken out of service.
 - We've messaged Stephanie to send a check for the purchase of the meters to Timberland Acres.

Please reach out if have any questions

Sincerely,

Blake Anderson

Mogollon Water Management

Pinedale Estates Domestic Water Improvement District Board (PEDWID)

RE: Monthly WIFA Report 2025.4

April 2025 Update

Dear Board Members,

Please find the WIFA Project Report for the PEDWID System Below:

Tank Site & Mainline Extension

- Bids for both projects have been received, thoroughly reviewed, and evaluated. After careful consideration, BW Construction has been selected as the contractor for the New Storage Tank Project, while Apache Underground has been awarded the contract for the Mainline Extension Project.
- We are currently in the process of finalizing contracts with both vendors and working through the remaining administrative steps to move these projects into the mobilization phase.
- The tank project was over what had been budgeted in 2024, we are working with the vendor to make some value engineering modifications to reduce the project cost by approximately \$75,000
- Main Line Project Contract - \$374,000 - Budgeted w/ contingencies: \$482,800 - Difference
+108,800
- New Tank Project Contract - \$532,059 - Budgeted w/ Contingencies: \$274,902 - Difference:
-\$257,157
- Total Budget Update as bid: **-\$148,357**
 - With value engineering changes: **-\$73,357**
 - We believe that with value engineering changes we will be able to keep the project on budget without any changes in scope or need for additional funding.

New Well Site

- Working on simplifying structure requirements to reduce over all project costs.

Petersen Well Acquisition

- Status unchanged—Carlson Engineering continues to develop plans for ATC/AOC permitting.
- Thank you to Mr. Hinsley for getting electrical meter transferred over to PEDWID's name.

Next Steps

- Finalize value engineering, execute contract documents, and send out NOA

We appreciate everyone's efforts in keeping this project moving forward and will provide further updates as we progress.

Please reach out if have any questions

Sincerely,

Blake Anderson

PEDWID Project Manager