



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

**Board Meeting April
30, 2026**

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 5:33pm (AZ Time) by Michael Eckert, Board Chairman. Board members present were Gary Engman, Ray Hinesly and Wade Warden, 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 presented the monthly financials to all board members prior to the meeting. Financial were reviewed and accepted by all board members. See attachments. No further discussion.
4. Water System Operator Report: Mr. Anderson provide updates on the current system. All monthly sampling completed. All water sampling has been completed and submitted to ADEQ. The recently installed SCADA (Supervisory Control and Data Acquisition) unit - which monitors tank level and system pressure and controls the booster between 56 and 67.5 psi - was instrumental in catching the issue before it became a service disruption. See attached report.
5. New Well, Holding Tank Site and WIFA Loans – The project manager, Mr. Anderson, provided an overview and update of the current new well project. Walls have been framed on the new well site building and a permit to proceed has been coordinate for electric service. Electrical lines that run underground across property at a diagonal. Tank vendor is scheduled to begin construction of tank at the end of main w/ 4 week expected construction time. See attached reports for specific details.

CALL TO THE PUBLIC: No call to the public comments were received.

AGENDA ITEMS

1. Old Business: Donating to the local Sunshine Newsletter. Mr. Engman and Mr. Hinesly will coordinate the donation of \$135 for PEDWID logo & information be added to the newsletter.
2. The board discussed Mr. Peterson's water loss concern that happened between September & November 2025 after the PEDWID assumed ownership of Mr. Peterson well site and installed a new water meter. During the discuss several concerns were discussed to include monitoring of the new water meter, Mr. Peterson unaware of DWID water pricing and the condition of Mr. Peterson irrigation system. Also discussed was when the DWID took over paying for the well pump

electricity, which Mr. Peterson paid for several months until the DIWD could finalize documentation with Navopache Electric Cooperative (NEC). After the discussion, Mr. Eckert made a motion to restore Mr. Peterson water credit, approximately \$4703, back to the original water credit amount when purchasing the well. This amount will also reimburse Mr. Peterson for the cost of electricity he paid after the DWID took ownership. Mr. Engman second the motion, all board member were in agreement.

3. The board also discussed a one-time water loss forgiveness for all customers that may experience a large water leak. Mr. Eckert will draft wording for the board to consider at the next meeting. Also discussed was reviewing a new water pricing rate-based cost after the new well and tank become operational.

4. The board next meeting will be in-person on 23 May, 10:00am, at the Pinedale Fire Department. Mr. Engman & Mr. Warden will coordinate food and refreshments. Motion to adjourn the meeting at 6:40pm 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 30, 2026 6:18:35 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		6:18:35 PM	7:44:02 PM	86m
+1 520 907 1711 - GARY ENGMAN	 	6:26:42 PM	7:43:02 PM	77m
+1 520 631 0232 - WADE WARDEN	 	6:27:21 PM	7:43:58 PM	77m
+1 928 940 0042 - PINETOP AZ	 	6:29:54 PM	7:43:58 PM	75m
+1 602 820 8590 - JUDY HINESLY	 	6:29:56 PM	7:43:53 PM	74m

Number of attendees: 5

Recording

Start Recording Time	End Recording Time	Duration
6:32:01 PM	7:39:59 PM	68m

Pinedale Estates DWID
Balance Sheet
As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking	60,268.56
Total Checking/Savings	<u>60,268.56</u>
Total Current Assets	60,268.56
Fixed Assets	
New Service	1,162.50
Property, Plant & Equipment	29,190.20
Total Fixed Assets	<u>30,352.70</u>
TOTAL ASSETS	<u><u>90,621.26</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Loan payable - WIFA	-27,208.71
Total Other Current Liabilities	<u>-27,208.71</u>
Total Current Liabilities	<u>-27,208.71</u>
Total Liabilities	-27,208.71
Equity	
Retained Earnings	113,343.27
Net Income	4,486.70
Total Equity	<u>117,829.97</u>
TOTAL LIABILITIES & EQUITY	<u><u>90,621.26</u></u>



Pinedale Estates Domestic Water Improvement District Board (PEDWID)

04/23/2026

RE: Operations Report

Dear Board Members,

Please find the Operations Report for the PEDWID System Below:

- **PEDWID System Production Update**
 - **Total Gallons Produced:** 245,290gal
 - **Total Gallons Sold:** 218,879gal
 - **Gallons Lost:** 26,411gal
 - **Water Loss:** 10.7 %

- **Routine Maintenance & Compliance**
 - **Compliance Sampling:** All monthly sampling completed.
 - **Tier 2 Notice** for Q2 has been drafted and sent to Stephanie to distribute to residents. Once distributed, the corresponding **Tier 2 Distribution Cert** will be completed and submitted to ADEQ.

- **Work Orders**
 - **Turn On Meter at 5518 Forest Dr. N**
 - The house sold and Stephanie needed a current read for the new account holders. Re-read this location twice as well as shut off service as the new owners had not yet set up a new account.

- **Well Status:**
 - On Sunday 4/26, the new SCADA monitoring at Pinedale Estates flagged an unusually low tank level. After-hours investigation by Logan confirmed the booster was running normally but the well was not firing, though the tank held enough water to carry the system overnight. The following morning, on-site troubleshooting identified a failed pump protection box (over/under voltage protection) as the cause. The well was temporarily wired directly to restore production, and the protection box was replaced later that day, returning the system to normal operation.

The recently installed SCADA unit - which monitors tank level and system pressure and controls the booster between 56 and 67.5 psi - was instrumental in catching the issue before it became a service disruption.

- **Water Conservation Grant Fund**
 - All meters have been gathered from Timberland Acres DWID and delivered to the well site in Pinedale Estates.

- Proposals for AMI Meter Endpoints that will automatically transmit meter data to the cloud have been received. Due to the poor cell coverage and the small size of PEDWID MWM's recommendation is Subeca.
 - Total cost is \$28,646.81 which includes:
 - 100 Endpoints + wiring & connectors (\$249.00 EA)
 - LoRaWAN Gateway + Set Up (\$1850.00)
 - 1 Year Subscription to AMI portal access (\$300.00)
 - 1 Year Subscription to API (\$300.00) - Can be used to connect AMI data with other software
 - 1 Year LoRaWAN Gateway fee (\$200.00)
 - On going cost of software subscription would be \$58.33 per month + \$0.50 per month for any additional meters added to system.
- MWM has provided a proposal for replacement of existing and Installation of 92 iPerl Meters at a cost of \$125.00 per meter (\$11,500)
- MWM proposes that the administration of the project, installation of LoRaWAN gateway, and endpoint activation be offered to PEDWID at no cost as a voluntary goodwill contribution to be applied as matching funds to the WCGF grant.
- PEDWID's cash contribution to the WCGF project would only be the original \$5,000 purchase of the iPerl meters.

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 2026.4

April Update

Dear Board Members,

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

New Well Site

- Walls have been framed
- Navapache Electric released permit to proceed with establishing electric service
- Contractor will have a second crew assigned and on site beginning the second week of May and expect to complete construction of building and well manifold in June
- Willis Well Drilling will install well pump and controls this month

Tank Site & Mainline Extension

- Met with Navapache regarding electrical lines that run across property at a diagonal. Power will be rerouted underground between the two poles
- Tank vendor is scheduled to begin construction of tank at the end of main w/ 4 week expected construction time.
- Pre-Construction walk through scheduled for May 1st
- Site clearing and ground breaking planned for end of next week.
- Underground utility installation the following
- Retaining wall, drainage, and tank foundation beginning at week 3 mark prior to Tank erection.

Petersen Well Acquisition

- No change in status
- Carlson Engineering continues to develop permitting plans for ATC/AOC

Next Steps

- Continued construction on the new well and tank
- Coordination with Navapache Electric for installation of power at both sites

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