



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

**Board Meeting
October 3, 2024**

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. Personnel in attendance list attached.
2. Minutes from prior meeting were discussed. Sent to all board members and posted on DWID website. No further discussion.
3. Treasurer Report: Mr. Hinesly provide an overview of financial reports. Report will be sent to board members and added to the minutes. No further discussion.
4. Water System Operator Report: Mr. Anderson provide updates on the current system. The well pump failed in late august and was replaced larger HP Motor. Replacement was performed under warranty. 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 was received.

AGENDA ITEMS

1. Call to the Public Follow-up - Mr. Engman provide a follow-up report on potential DWID concerns on the commercial event venue being developed at White Whale Properties, DBA Rock Creek Ranch. He spoke with Navajo Planning & Zoning committee member, Josh Miller, and Army Corp of Engineers representative to determine if an environmental impact study was completed. He was informed that an environmental impact study is not required by either agency. He contacted the Forest service and was informed they do not do an impact study unless it concerns forest service lands. He also talked with the owner of the property and informed them of the current water system concerns and projected timeline until the new well system will be operational.
After the briefing & discussion, the board was satisfied with the information provided and consider the issue closed. Recommend members voice their concerns through official channels, such as the Pinedale Estates Property Owners Association (PEPOA) and Navajo Planning & Zoning committee public meetings. For more information, please go to <https://www.facebook.com/groups/1555946184687984/>
2. New Well, Holding Tank Site and WIFA Loan – The project manager, Mr. Anderson, provided an overview and update of the current new well project. The new WIFA loan was approved and funds can start being used on 25 October 2024. New tank site and main line extension project/plans are submitted and will be approved once revisions are accepted. See attached report for specific details.

3. New Operation & Maintenance Contract – Copy of the new Operation & Maintenance contract with Mogollon Water Management, LLC was provided to the board members prior to the meeting. Mr. Eckert open the discussion with the contract highlights and the contract cost will be the same as the last contract. After discussion, Mr. Eckert made the motion to approve/renewal the contract, seconded by Mr. Hinesly, approved by all board members.
4. Next board meeting is schedule to be on-line at 5:30pm on 21 November 2024. Motion to adjourn the meeting at 6:34pm by Mr. Eckert. Second by Mr. Engman, accepted by all board members.

Respectfully submitted,














Michael E. Eckert

Michael Eckert
PEDWID Chairman

Account Information

Date: October 3, 2024 6:22:18 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 - smeckert@q.com Host		6:22:18 PM	7:34:16 PM	71m
+1 520 907 1711 - GARY ENGMAN	 	6:26:56 PM	7:33:59 PM	68m
+1 520 631 0232 - WADE WARDEN	 	6:28:18 PM	7:08:15 PM	40m
+1 602 820 8590 - JUDY HINESLY	 	6:29:35 PM	7:34:11 PM	65m
+1 928 358 2447 - WIRELESS CALLER	 	6:30:30 PM	7:30:55 PM	61m
+1 928 706 6936 - LK HVSU CTY AZ	 	6:32:33 PM	7:34:11 PM	62m
+1 520 631 0232 - WADE WARDEN	 	7:08:27 PM	7:34:08 PM	26m

Number of attendees: 7

Note: All times in Mountain Time

Recording

Start Recording Time	End Recording Time	Duration
6:31:48 PM	7:34:09 PM	63m



Pinedale Estates Domestic Water Improvement District Board (PEDWID)

October 2, 2024

RE: Operations Report

Dear Board Members,

Please find the Operations Report for the PEDWID System Below:

- **PEDWID System Production Update**
 - Well Pump is putting out 26.5 GPM
 - System Demand for the month of september was 345,750 gallons
 - Unable to produce water loss data due to incomplete water sales data. Should be resolved next month now that Billing Administrator has completed transfer to the new billing system
- **Routine Maintenance & Compliance:**
 - **Replaced Check Valve:** Check Valve at well building was leaking by, replaced by MWM staff on 9/10
 - **Valve Riser Replacement:** A/C Pipe Valve riser was found to be collapsed while performing routine valve inspections. Replaced w/ new valve riser - 8/28
- **System Issues & Resolutions:**
 - **Well Pump Replacement:** Well pump failed in late august. Replacement couldn't be performed until the following day. Willis replaced the pump with a slightly larger HP Motor. Willis found that the pump shaft had sheared off. Replacement was performed under warranty as it had only been installed for 4 months
- **New Service Installation:**
 - None
- **Leaks**
 - None - reported since last board meeting

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 2024.10

Dear Board Members,

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

Tank Site

- Plans have been submitted and permitting fees paid. Revisions made to site plan based on additional elevation data provided by Ironside Engineering. Elevation data confirmed that no boosters will be needed to supply 20 psi minimum to all customers under all conditions
 - Permits for New Well Site and Main Line are going to be released pending ADEQ approval of Tank Site revisions

New Well Site

- Plans are submitted and will be approved once Tank Site plan revisions are approved

Petersen Well Acquisition

- Carlson Engineering is developing plans for ATC/AOC permitting.

Main Line Extension Project

- Plans are submitted and will be approved once Tank Site plan revisions are approved

Additional Funding:

- Second WIFA Loan closed on 9/25/24 and is now available for PEDWID

General Updates:

- Site visit with WIFA staff performed on 9/27/24
- Multiple meetings with Carlson Engineering this past month mainly discussing Tank Site plans. MWM suggested modifications to tank construction to minimize possibility for freezing during cold weather. Preliminary modeling suggested booster pump would be needed for a single property in system. MWM contacted Ironside Engineering to get elevations shot to get more accurate data. Elevations provided confirmed that no booster sites would be necessary which will be a significant cost savings to the district in near and long term.
- Contacted WIFA and requested a scope change for Sunrise Engineering to secure design services for New Well Site building rather than scope of work listed in original loans

Next Steps

- Once plans for tank site are approved, bid docs will be finalized and published for public response.
- Bids solicitations should be open for response in the next 30 days
- Archeological survey of sites will be performed on 10/10/24 by WIFA contractor

Please reach out if have any questions

Sincerely,

Blake Anderson

PEDWID Project Manager

Pinedale Estates DWID
Balance Sheet
As of September 30, 2024

	<u>Sep 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking	38,159.53
Total Checking/Savings	<u>38,159.53</u>
Total Current Assets	38,159.53
Fixed Assets	
New Service	1,162.50
Property, Plant & Equipment	24,190.20
Total Fixed Assets	<u>25,352.70</u>
TOTAL ASSETS	<u>63,512.23</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Loan payable - WIFA	-21,529.86
Total Other Current Liabilities	<u>-21,529.86</u>
Total Current Liabilities	<u>-21,529.86</u>
Total Liabilities	-21,529.86
Equity	
Retained Earnings	66,028.60
Net Income	19,013.49
Total Equity	<u>85,042.09</u>
TOTAL LIABILITIES & EQUITY	<u>63,512.23</u>