

**Timberland Acres Domestic Water Improvement District
PO Box 1531
Show Low, AZ 85901**

Regular Meeting of The Board

Minutes

July - 21st - 2025

Members present:

JS Ison,
Dan Crane,
Raymond Brown,
Roger Miller,

Chair
Treasurer
Secretary
Secretary of Affairs

Call to Order (9:00 AM)
Chair

JS Ison,

Flag Salute

Led by JS Ison, Chair

Quorum

Confirmed by JS Ison, Chair

1. Raymond Brown read the – 4/26/25 – Meeting Minutes. After reading the minutes – Raymond Brown made a motion to approve the meeting minutes – JS Ison - 2nd the motion – no questions or concerns – motion passed.

2. Dan - talked about our current insurance policy. There will be a 4 to 5 – Month hold on any Insurance increase updates. Dan spoke on and about – NEC – stating that we are still in a holding pattern for any and all increase updates. Dan – spoke on and about our current Checking Account – This showing to be - (\$ - 104,000). Dan also stated that our Savings Account showed to be - (\$ - 100,000). Dan – spoke on and about the current status of moving forward with a – CD. Dan expressed that He was still waiting for Raymond Brown to take care of the paper work at the Bank. I Raymond Brown expressed that all paper work was taken care of with the Bank, and just needed to move forward with the amount, the time frame of the CD – and at what interest rate. I Raymond Brown asked Dan if He had received an E-Mail from Roger on and about the update regarding the CD information - ? Dan stated that He did not. I then asked Roger if He remembered sending Dan the E-Mail - ? Roger did not. I then asked Roger to send me a test E-Mail to ensure all E-Mails were moving properly. Roger stated that He would.

**Dan – stated that He would like to make a motion to place - (\$ -75,000), in a CD,
JS Ison 2nd the Motion – No Questions – or – concerns – Motion passed.
Dan's Income Expense Report – APR – JUN 2025 – TADWID PROFIT & LOSS –
JUL – 2024 THRU – JUN – 2025.**

APR THRU JUN 2025-INCOME-EXPENSES

INCOME	Billing Receipts	\$24,891.28 Apr \$31,591.39 May \$7,022.87 Jun
	State of AZ (WIFA)	\$0.00
Total Income		\$63,505.54
GROSS PROFIT		\$63,505.54
EXPENSES	Bank Service Charges	\$4.00 Stop Payment renewal fee
	Transfer to Savings	\$50,000.00 \$25K on 6/9/25 and 6/26/25
	Safe Deposit Box	\$53.86 Yearly fee
	Computer/Software	\$111.75 Quickbooks
	Environmental Agency Fees- ADEQ	\$0.00
	Internet- Sparklight	\$216.72 Cancelled end of June
	Website- Best Web Host	\$29.97 \$9.99 per month
	PO Box- Annual fee	\$0.00
	Professional Fees	\$0.00
	WIFA Withdrawal	\$0.00
	Taxes- Dept of Revenue	\$4,131.95 Apr and Jun
	Insurance- Hancock -Leavitt / Travelers (yearly)	\$6,237.00
	WCGF Project	\$6,486.57 Meter Project- Fortiline
	Other	\$2,090.00 Billing- Account Transfer error
	Repairs:	
	MWM repairs and maintenance	\$4,831.20
	MWM N/S install	\$1,317.60
	Supplies:	
	Materials- Core and Main	\$1,877.01 Formerly Dana Kepner
	USA Bluebook	\$732.29 Blake
	Perkins Aggregates	\$1,345.07
	Tractor Supply	\$0.00
	United Rentals	\$0.00
	Allied Controls	\$0.00
	Walmart	\$0.00
	System Operations:	
	Water Testing- Mchave	\$70.00
	Utilities	
	Telephone- Frontier	\$202.18
	Electric- NEC	\$2,532.11 \$185.98 of the total is for the CC
	Garbage Collection- WM	\$222.15
	Propane- Griffin's	\$223.34
	Contractors:	
	Blake Anderson-Mogollon Water Management	\$11,988.00
	Stephanie Irwin CPA- Billing	\$4,000.00
	Chns White	\$650.00
	TOTAL EXPENSES:	\$99,364.77
	BEGINNING BALANCE CHECKING- APR 01 2025	\$140,995.39
	ENDING BALANCE CHECKING- JUN 30 2025	\$105,136.16
		\$140,995.39 BEG BALANCE 4/1/2025
		\$63,505.54 TOTAL ADDITIONS APR THRU JUN
		\$204,500.93 TOTAL
		\$99,364.77 EXPENSES APR THRU JUN
		\$105,136.16 END BAL 6/31/25 P&L
		\$105,136.16 ENDING BALANCE PER JUNE STATEMENT
	CURRENT SAVINGS BALANCE	\$100,010.14 \$3.68 Fiscal YTD Interest

TADWID PROFIT AND LOSS JULY 2024 THRU JUNE 2025

ORDINARY INCOME

Billing Receipts	\$246,099.18
WIFA	\$133,992.38

TOTAL INCOME

\$380,091.56

EXPENSES

Bank Service Charges	\$114.66
Transfer to Savings	\$70,000.00
Safe Deposit Box – Chase	\$53.86
Bankcard Processing Fees	\$614.21
Computer/Software- Quickbooks	\$432.03
Environmental Agency Fees- ADEQ	\$1,213.75
Internet- Sparklight	\$866.88
Website- Best Web Host	\$171.86
CC Refunds	\$437.91
PO Boxes- \$170 for LS / \$216 for Show Low	\$386.00
WIFA Interest Withdrawl	\$1,509.64
Taxes- Dept of Revenue	\$13,356.32
Professional Fees	\$379.55
Insurance- Hancock-Leavitt & Travellers	\$6,237.00
Reimbursement for overpayment- Resident	\$558.19
Debit card billing error	\$10.00
WCGF Project (Meters)	\$119,033.82
Billing- Account Transfer error	\$2,090.00
Other: Withdrawl by RB (no information rec'd)	\$80.00

Repairs:

Mogollon Water Mgmt. repairs (all)	\$24,182.69
Willis Drilling and Pump (Well 2 repair)	\$21,737.62

Supplies:

Core and Main (Formerly Dana Kepner)	\$3,933.73
Miscellaneous Reimbursement (Ray)	\$67.29
Perkins Aggregates	\$1,345.07
Allied Controls	\$213.78
USA Bluebook (Blake)	\$732.29

System Operations:

Water Testing- Mohave	\$580.00
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Utilities:

TADWID PROFIT AND LOSS JULY 2024 THRU JUNE 2025

Telephone- Frontier	\$810.04
Electric- NEC	\$14,001.08
Garbage Collection- WM	\$858.07
Propane- Owens/Griffins	\$1,844.27

Contractors:

Mogollon Water Management LLC	\$66,259.12
Stephanie Irwin- Billing Coordinator	\$13,000.00
Chris White- Meter Reads	\$3,900.00

TOTAL EXPENSES:	\$371,010.73
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TOTAL INCOME	\$380,091.56
TOTAL EXPENSES	-\$371,010.73
NET INCOME	\$9,080.83

JS – Called an Executive Meeting.

Blake – talked about Community Customer leaks, during the July 4th Holiday week. Wells were showing to be very low, and for sometime, there were no indications as to why. Blake's team later discovered the source, at a private resident and were able to stop the leak. Blake also talked about the electrical concern at Well number – 2. There is no update at this time as to what caused it, but talked on and about it possibly being the motor or possibly the electrical panel - ?. Blake also stated that we still showed to have a 2yr warranty with Willis Drilling. Blake stated that we have not received a bill at this time, and we will see how it plays out. Blake stated that we have received – 2 – calls regarding PRV – Pressure Reducing Valve issues – Customers were reviewed with on about their matters. Blake also talked about Well number – 2 – concerns – leaks – PVC Lines being original and that we should look ahead to replace the lines before they become a bigger problem. JS expressed that all lines are being replaced with – Polly Pipe moving forward.

Blakes Request for Hydrologist Contract - & - Board Report – Q2.

Dan made a Motion for the Hydrogeologic Water Well New Locations – JS Ison 2nd the Motion, no questions – or concerns – Motion passed.

July 18, 2025

To: Mr. Blake Anderson, Mogollon Water Management, LLC

**Re: Summary of Hydrogeologic Information for a New Groundwater Supply Well;
Timberland Acres Drinking Water Improvement District (TA DWID), Navajo
County, Arizona**

Dear Mr Anderson,

Following our conversation, I have prepared this proposal to provide time-and-materials hydrogeologic consulting services to assist in identifying locations and geologic conditions favorable for placement of a new groundwater production well for the TA DWID.

Based on our verbal discussion and review of preliminary data from online sources, the TA DWID (AZ-ID No. AZ-04-09005), historically provides drinking water to over 400 customers using 3 principal supply wells, one of which ("No.2", ADWR 55-562757) was recently discovered to have significant damage from corrosion; requiring replacement of the well. You also indicated that TA DWID drilled several additional boreholes that apparently did not yield an adequate groundwater supply.

Existing TA DWID Wells include the following:

55-918304 ("Well No. 1"); drilled in 2015, completed to a depth of 600 feet bgs, with groundwater measured at 480 feet btoc. The well is constructed of 12-inch diameter PVC with slotted PVC screen from 500 to 600 bgs, and gravel filter pack from 400-600 feet bgs. Test pumping at 70 gpm recorded 35 feet of drawdown after 4 hours pumping.

55-562757 ("Well No. 2"); drilled in 1997, completed to a depth of 560 feet bgs, with groundwater measured at 470 feet btoc. The well was constructed of 12-inch diameter steel casing with slots/perforations reported from 530-560 feet bgs; ADWR records include no pumping data for the well.

55-912180 (Well No. 3); drilled in 2010, completed to a depth of 880 feet, with groundwater reported at 704 feet btoc. The well was constructed of 8-inch diameter PVC casing with slotted PVC screen from 680-880 feet bgs. Test pumping at 36 gpm recorded 21 feet of drawdown after 24 hours of pumping.

The scope of this proposal includes:

- A summary of available ADWR well and groundwater data, and historical information,
- Reconnaissance mapping of existing and potential well locations, topography and geology,
- Construction of hydrogeologic cross-sections to graphically interpret the occurrence of groundwater units at and in the vicinity of TA DWID,
- A report of results containing the information described above, along with an outline of potential options for well locations, target exploration depths, drilling and sampling methods, and hypothetical well construction characteristics.

Based on my familiarity with nearby geology and wells, groundwater quality in the vicinity of the TA DWID may contain selenium or other compounds commonly interpreted as "naturally occurring" due to geochemical interactions between groundwater and mineral-bearing strata. Review of groundwater quality data from existing wells can be included if available. I also understand you may request future assistance summarizing existing conditions and attendance at technical and planning meetings involving stakeholders.

Proposed Project Cost:

Data and Historical Summary

Senior Geologist 10 hours x 75/hr = \$750

Geologic Technician (tables, figures) 6 hours x 45/hr = \$270

Subtotal = \$1020

Geological Reconnaissance and Mapping

Senior Geologist 12 hours x 75/hour = \$900

Geologic Technician (field assistance, figures) 8 hours x 45 = \$360

Travel/mileage (estimated) = \$100

Subtotal = \$1360

Hydrogeologic Cross Sections and Report of Results

Senior Geologist 18 hours x 75 = \$1350

Geologic Technician 10 hours x 45 = \$450

Subtotal = \$1800

Project Meetings/Correspondence (estimated) = \$200

Proposed Project Cost (total) = \$4380

Subject to your authorization, additional services will be compensated as follows:

Senior Geologist (DG Wolfe): \$75/hr

Principal Geologist (DG Wolfe, attorney/agency/client representation): \$115/hour

Geologic Technician (tables, graphics, data acquisition, as needed): \$45/hr

Travel: \$35/hr

Mileage: \$0.61/mile

Expenses (subcontract services, field supplies, document production costs, other): Cost x 1.15%

Future Tasks may include:

- Observation/documentation of drilling operation, high-resolution hydrogeologic and geophysical logging, and correlation with existing and future stratigraphic and hydrologic data.
- Development of "scope-of-work" outlines and work-plans or request for proposals (RFP) for future development activities (re: drilling, sampling, well construction or geophysical methods/locations).
- Coordination with third-party contractors, consultants, agency representatives (project management), if needed to evaluate and apply alternative technologies, exploration strategies and/or system design.
- Representation at meetings, presentation of summary materials, documentation of field activities.
- Preparation of Summary Reports.

Regular updates, budget estimates and/or formal proposals will be provided as requested.

Thank you for the opportunity to assist you and the TA DWID on this project. Please let me know if you have any questions or suggested revisions to this proposal. If acceptable, your formal authorization can be indicated as designated below.

Douglas G. Wolfe
Independent Consulting Geologist

PO Box 953, Springerville AZ, 85938
480-201-0665
douglasgwolfe@gmail.com

Authorization to Proceed per Scope of Work Outlined Above:

Blake Anderson; representing Timberland Acres Domestic Water Improvement District:

DATE:

Prior Two Months:

Total Water Produced: 3.9 Million Gallons

Water Sold: 3.4 Million Gallons

Total Unsold: 488,008 Gallons

Unsold Water: 12.5%

Site Inspections: 18

TADWID General System Updates:

● **Field Work:**

- **917 White Mountain Dr.:** Received call for lack of water pressure. Pulled meter and tested pressure at meter. Plenty of pressure at meter, informed customer.
- **804 Wilderness Trail:** Replaced meter.
- **Well 1:** Pulled and cleaned injector. Replaced check valve, pulled off cl2 pump and replaced #1 hose
- **1609 Cholla:** Responded to a call about lack of pressure. After testing, notified the customer the issue was most likely due to a broken PRV.

● **Well 2:**

- Well 2 back online following catastrophic failure of electrical controls
- Diagnosed and repaired auto controls at well 2. Re-wired the cla-Val and replaced the motor saver.

● **Leak Repair: 3**

- **965 White Mountain Dr:** Dug down to curb valve to shut off water, unthreaded old angle stop valve and threaded in new angle stop. Reconnected meter.
- **6309 Deer Run:** 1" PVC service line had broken at the fitting connected to the corp. Our team fixed the leak.

Water Conservation Grant Fund Update: 60% Completed

- **100% Completed - Mapping & Drone Survey:**
- **0% Complete - Scada/Remote Monitoring**
 - SCADA to be ordered post meter project installation
- **50% Completed - Meter Replacement:**
 - 190 Meters installed. Waiting on the final order of meters to arrive.
 - Antenna slated to be installed to collect reads from tank site

07/07/25 - MWM 2025.Q2 Board Report for Timberland Acres DWID

- Drive by reading equipment delivered. MWM implemented the equipment into this month's reading cycle.

TADWID WIFA Tank Rehabilitation Project:

- Willis Well Drilling and Pump
 - Willis is currently conducting construction work and has completed the initial tie-in of the mainline. We anticipate only one remaining service interruption, which will occur during the final connection to the new VFD booster pump.

Please let me know if you have any further questions and as always it our pleasure to serve the community of Timberland Acres,

Blake Anderson

Mogollon Water Management

Blake : Project for the antenna to be updated at the exiting tower within the next 30 Days. This completed by Contractor.

WIFA – BW Construction tie overs to be completed within the next – 30 – to – 45 – Days.

Community Member asked how many water Service lines are in Timberland Acres - ? - (374 – to – 378).

Community Member asked if we have a monitoring system in place to catch any and all leaks within our current system - ? Blake stated we do not at this time, everything is caught manually at this time. Our new system coming soon will have update alerts or alarms on all tanks.

Community Member – How often are the software updates ? - Annually.

Community Member – Who is currently reading our water meters - ? Blake stated that His Team is currently reading all meters, until our new meters are installed.

Community Member – asked who is repairing our roads after water leaks have been repaired - ? (Road Board).

Community Member – How long is a new well good for – No real answer – but – 15 YRS – Plus.

Dan – Requested to have a Special Planning Meeting for Long Term Planning. Meeting date to be set at a later date.

Blake – Spoke to Well number 2's bad casting, and to look soon to have a fix date prior to well going down.

Community Member – Asked if all three wells feed the Community equally- ? YES.

Blake – WIFA Money – Documentation is best in requesting funds for assistance.

Call to Public – There was no real call to Public due to QA – During Blake's portion of the Meeting. Some QA at the end of the Meeting.

Adjourn

The Meeting was adjourned at -10:00 - AM.

APPROVED