

**MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF THE
WHITE MOUNTAIN SUMMER HOMES
WATER IMPROVEMENT DISTRICT**

July 19, 2024

A regular meeting of the Board of Directors of the White Mountain Summer Home Water Improvement District of Navajo County, Arizona was held on Friday **July 19, 2024** in the Maintenance Building located at 2950 Aspen Loop in the White Mountain Summer Home Subdivision, Pinetop, Arizona. Chairman Ladigo called the meeting to order at **8:00 AM** and upon roll call the following Directors/Guests were present:

P. Ladigo, Chairman
M. Pace, Vice Chairman
J. Suft, Treasurer
G. Koether, Secretary
T. Strasburg (phone)
T. Deming, Operations Manager
R. Thompson Office Manager

Approval of Minutes

Chairman Ladigo called the meeting to order with a quorum. Chairman Ladigo asked if there were questions or comments before approving the minutes from **June 21, 2024**. Director Koether mentioned Larry Fischer was left off the minutes and had attended the meeting. Director Pace second, motion carried.

Operations Report

Operations Manager Deming reported well 4 is working perfect with the new drive. It can be turned down when it starts making too much air. The horsepower went from 15 to 10 and produces more water with the smaller pump at about 30 gallons per minute. It should also save power. We weren't able to get a screen for it but instead I ordered a new unit for twice the price at \$1,100. With the install it will be less than \$2,000.

Vice Chairman Pace asked if well 5 is conditioned yet. Operations Manager Deming responded they start flushing it in the spring and leave it on all summer to get out of it what is possible. He went on to explain the pump is dead; it died and was expected. It pumps horribly dirty and just destroys the pump. We don't need the pump. He recommended we put a pump that is designed to pump up the hill to the tank. Well 5 has a booster pump due to lack of power. It is currently set up to pump to the booster pump and the booster sends it up hill. Wells 5 and 7 are scheduled to be reconditioned this winter. The pump will be changed out at that time.

The water loss was 2.7%, which is phenomenal.

Operations Manager Deming announced ADEQ requires an inventory of homes to include the pipe material from the homeowner and company for any built pre-1980. October 2024, is the deadline and they are allowing us to write, "unknown" and there can be unlimited listings as, "unknown." Operations Manager Deming added, hopefully the WID will be exempt, but most of the homeowners don't know the type of pipe. Everything ADEQ and the EPA needs from us to be in compliance by October, is already done. Office Manager Thompson added this is national, not just ADEQ. Lead and copper. It falls on the water company, not the homeowner. We test for lead. There is no trace in the water.

Operations Manager Deming added that he will install 2 more hydrants. This will leave us with 6 next year and then 2 remaining the following year.

Financial/Treasurers Report

Director Suft reviewed the P & L for the end of year. The income is positive \$6,000. Chairman Ladigo questioned if the misc. building improvements should be a credit not a debit? He requested Office Manager Thompson to look into the situation with Waste Management to see if it was input correctly. We did get reimbursed for it. Office Manager Thompson would follow up with former Office Manager Garcia and give feedback of the situation.

Director Suft added we are about \$4,000 over budget on office expenses. The personnel line is self-explanatory, due to the extra staff and training during the transition of office managers.

The water system looks good. It's pretty good budgeting with \$11,000 under budget. Chairman Ladigo explained the present day value of our reserve accounts. If we were to liquidate our reserve accounts on the current market, we would have a net profit of \$30,000. We aren't planning to sell; we are going to hold them. We have over a half million invested with about 5% interest on most of that. Director Koether questioned if the plan is to roll these over and Chairman Ladigo confirmed, yes. In December, Chairman Ladigo will meet with Director Suft and our Banker to see what kind of rates they have and how flexible they are. We have the option to pay down the loan or negotiate a new rate. Director Suft added we have a lot of cash and it may be advantageous to pay some of the debt down. Our reserves are working for us. We are pretty liquid and financially we are in great shape. The question is what we want to do with the money.

Director Pace made a motion to approve the financials. Director Koether second. Motion approved.

Office Management

Office Manager Thompson announced the receivables are very good. Less than \$1200 at 30 days, with the exception of two accounts that extremely delinquent. Chuck Jackman and Leah Smith. Director Suft asked if we should file a lien. Director Pace then asked if we are collecting interest. We haven't applied late fees, although the new software applies a late fee but they have not yet been applied. Chairman Ladigo requested the board to consider late fees and asked Office Manager Thompson to investigate to see if there are any documented rules that address this. It was also requested to locate the rules regarding locking a customer off. Office Manager Thompson will report findings at the next meeting.

New Business

Operations Manager Deming brought in his signed revised contract to reflect the language of, "weekly," to replace, "not less than 2 days a week," on page 3. The revised contract was signed by Chairman Ladigo.

Old Business

No old business.

Executive Session

No Executive Session was held.

Call to Public

No comments from the public.

Announcements

Unless otherwise directed the next meeting will be Friday **August 16**, at **7:45 AM** in the Water District Office located at 2950 Aspen Loop.

There being no further business to come before the board, Chairman Ladigo called for an adjournment of the meeting. Meeting adjourned at **8:50 AM**.

Respectfully Submitted,
Robin Thompson