



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

**Board Meeting
February 27, 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 5:30pm (AZ Time) by Michael Eckert, Board Chairman. Board members present were Gary Engman, Wade Warden 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 provide an overview of PEDWID financials. The report was sent to board members prior to the meeting and will be attached to the minutes. No further discussion.
4. Water System Operator Report: Mr. Anderson provide updates on the current system. Replaced one dead meter, replaced well house 1-inch meter and responded to a customer line water break. 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 - Timberland Acres DWID offered to sell PEDWID 100 used Sensus Iperl meters for \$5000 (\$50 ea.). The meters with read attachment retail for \$250 each new. The meters are less than 3 year old and have the majority of the 20+ year life-cycle left. These meters will be use to replace PEDWID 40+ year old water meters. Mr. Eckert made a motion to approve \$5000 to buy 100 used Sensus Iperl meters w/ touch read attachment – from Timberland Acres DWID. Motion was seconded by Mr. Warden; all board members approved the purchase. Mr. Anderson will facilitate the purchase with TADWID.
2. Updating the PEDWID Rules & Regulations (updated 17 Feb 2022) – Board members discussed current fees being charged for new service installations. The current charges for a new service installation (meter & main line tap) are \$400/short side and \$900/long side. However, the actual cost for installing a new service is approximately \$1300/short side & \$2000/long side, leaving the PEDWID to cover the additional cost. Mr. Eckert made a motion to amend the PEDWID Rules & Regulations to update the cost for new service installation to \$1300 (short side) & \$2000 (long side). Mr. Hinesly second the motion, all board members in attendance approved. Mr. Eckert will update the PEDWID Rules & Regulations with the new fees, review the entire document for outdated information and send to the board member for review and approval.

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. See attached report for specific details.
 - a. Tank site & mainline extension plans have been approved and are out for bid. Bidding will close on March 15th. Ironside Engineering has completed easement survey.
 - b. Still waiting on a price proposal from Sunrise Engineering for the new well site building. Discussing with WIFA Sunrise Engineering ability to complete the contract due to lack of follow up and progress.
 - c. Carlson Engineering continues to develop plans for ATC/AOC for the Petersen Well Acquisition.
 - d. Mr. Hinesly is working with Navopache Electric Cooperative (NEC) to have the Peterson well meter transferred to the PEDWID account. Mr. Anderson will be added to the account as “read-only” to track electrical usage to ensure the all DWID water system are operating efficiently.

4. The board discussed cost subsidizes to sustainable future operations, including replacing the 50+ year old water lines and infrastructure. Current revenue is not adequate to be able replace aging infrastructure. Possible options discussed were raising water rates, or add a maintenance cost to current bills. Another option is to levying a property tax on all lots, to evenly spread out the cost. The board will continue to discuss options and review additional alternatives. Once a plan is developed, information will be sent-out to all DWID members.

5. Next board meeting is schedule to be on-line at 5:30pm on 9 April 2025. Motion to adjourn the meeting at 6:21pm by Mr. Eckert. Second by Mr. Engman, accepted by all board members.

Respectfully submitted,

Michael E. Eckert
Michael Eckert
PEDWID Chairman



Pinedale Estates Domestic Water Improvement District Board (PEDWID)

February 27, 2025

RE: Operations Report

Dear Board Members,

Please find the Operations Report for the PEDWID System Below:

- **PEDWID System Production Update**
 - **Total Gallons Produced:** 181,260 gal
- **Routine Maintenance & Compliance:**
 - **Compliance Sampling:** All monthly sampling completed
 - Dead meter reported on last board report was replaced
 - Investigated another possible dead meter, confirmed that meter was operational.
 - Swapped 1" meter in well building
- **New Service Installation:**
 - **Completed:** New long side service installed at 5523 Turkey Run
- **Leaks**
 - Emergency customer call out
 - Neighbor reported water running down road
 - MWM staff found customer line had broken
 - Customer was not home
 - Shut off as a courtesy & informed Stephanie
- **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 DWID is in the process of replacing all of their existing meters with new radio read meters.
 - They have 190 Sensus iPerl meters that are in good to near new condition that will be taken out of service.
 - TADWID board is willing to sell the meters to PEDWID for \$50 each

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 2025.3

February 2025 Update

Dear Board Members,

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

Tank Site & Mainline Extension

- Plans have been approved and are out to bid.
- Public Notice of Bid has been submitted to newspaper for publication
- Bidding will close on **March 15th**.
- We have had a significant amount of response and expect a competitive bid response
- Mr. Stinson has received the easement paperwork and is getting it notarized
- Ironside Engineering has completed easement survey

New Well Site

- Waiting on a price proposal from Sunrise Engineering for the well site building.
 - Multiple follow ups with Sunrise Engineering, I have asked that they discuss with WIFA their ability to complete their contract due to lack of follow up and progress.

Petersen Well Acquisition

- Status unchanged—Carlson Engineering continues to develop plans for ATC/AOC permitting.
- I have not received any follow up from the board on the Navapache account and if the electrical account has been transferred successfully

Next Steps

- Review bid submissions after the March 15th closing date.

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

Account Information

Date: February 27, 2025 5:17:31 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		5:17:31 PM	6:23:14 PM	66m
+1 520 907 1711 - GARY ENGMAN	 	5:25:19 PM	6:22:16 PM	57m
+1 520 631 0232 - WADE WARDEN	 	5:27:18 PM	6:23:14 PM	56m
+1 602 820 8590 - JUDY HINESLY	 	5:29:09 PM	5:34:51 PM	6m
+1 928 251 0593 - BLAKE ANDERSON	 	5:34:29 PM	6:23:14 PM	49m
+1 602 820 8590 - JUDY HINESLY	 	5:36:26 PM	6:23:14 PM	47m

Number of attendees: 6

Note: All times in Mountain Time

Recording

Start Recording Time	End Recording Time	Duration
5:30:46 PM	6:21:04 PM	51m

Pinedale Estates DWID
Balance Sheet
As of January 31, 2025

	<u>Jan 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Chase Checking	39,998.25
Total Checking/Savings	<u>39,998.25</u>
Total Current Assets	39,998.25
Fixed Assets	
New Service	1,162.50
Property, Plant & Equipment	24,190.20
Total Fixed Assets	<u>25,352.70</u>
TOTAL ASSETS	<u>65,350.95</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	85,278.89
Net Income	1,601.92
Total Equity	<u>86,880.81</u>
TOTAL LIABILITIES & EQUITY	<u>65,350.95</u>

Pinedale Estates DWID
Profit & Loss
January 2025

	<u>Jan 25</u>
Ordinary Income/Expense	
Income	
Water Sales	6,115.01
Total Income	<u>6,115.01</u>
Expense	
Legal & Accounting	
Accounting	650.00
Total Legal & Accounting	650.00
Repairs and Maintenance	522.57
System Management	1,200.00
Taxes - Municipal Water	306.87
Testing	247.55
Utilities	205.65
Total Expense	<u>3,132.64</u>
Net Ordinary Income	2,982.37
Other Income/Expense	
Other Expense	
New Well Project Expense	
Legal	1,380.45
Total New Well Project Expense	<u>1,380.45</u>
Total Other Expense	<u>1,380.45</u>
Net Other Income	<u>-1,380.45</u>
Net Income	<u><u>1,601.92</u></u>