

## **Clear Creek Pines Unit Two Water Well Users Association, Inc.**

### **2023 Annual Members Meeting Minutes**

September 2, 2023 | 10:00 am

The Annual Members Meeting for Clear Creek Pines Unit Two Water Well Users Association, Inc. was held on Saturday, September 2, 2023 at 215 Long Valley Road, Happy Jack, Arizona 86024 (Lot #33, Clear Creek Pines Unit Two). A quorum was established with 24 members present along with 11 members by proxy. Joe Miller, President of the Corporation presided as the meeting chairman and Jennifer Haggard, Secretary of the Corporation recorded the meeting minutes.

An introduction of new members was offered by Joe Miller, President.

The 2022 Annual Meeting Minutes were presented by Jennifer Haggard, Secretary, and were unanimously approved.

The 2022 Financial Report (Statement of Financial Position, Statement of Activities, and Fixed Assets) was reviewed by Jo Reed-Fuson, Treasurer of the Corporation, and were unanimously approved.

The summary of the annual revenue and expenses for years 2014 through 2023 year-to-date was presented by Jo Reed-Fuson. This annual financial comparison report provides a compact summary of the operating and maintenance history of the water system.

The summary of the maintenance and system operating status was presented by Scott Unglaub, Operations & Maintenance Officer, who provided an overview of accomplishments, planned and completed projects and maintenance concerns over the last year. Scott reported that a repair to the mainline was made in February 2023 at lot 7, the installation of a test port at the wellsite (which provides testing of water directly from the well rather than the tanks) and reported that the Hydrostatic Level Measurement Transmitter was installed in the well in April 2023. Joe Miller reported that a back-up generator has been purchased to allow the system to continue to operate during a power outage.

Randy Garrison, Water Quality Liaison, summarized that the water system complies with ADEQ standards for operation and water testing. Randy also advised the Members that Rim Country Water Testing was sold to Utz Water Consulting and noted that the Operator is doing a good job with the Association's water testing. Members were advised that the Board received a notification from ADEQ regarding a missing water test report, however Utz Water Consulting quickly located the report and provided the information to ADEQ. Randy advised the Members that while attempts to update the Association's contact information with ADEQ and ADWR were made in the past, both agencies now have the correct information on file.

The Board of Directors recommended an annual assessment of \$250 per lot for the September 2023 through August 2024 period. The assessment will cover the system's normal annual operating expenses for the period noted above. The current bank balance is \$26,765.00. Unallocated funds are reserved for unplanned maintenance and repairs. The water assessment of \$250 per member lot was unanimously approved by the Members.

Scott Unglaub, Operations and Maintenance Officer advised the Members he is seeking a replacement for his role as his intentions of retiring in the future are imminent.

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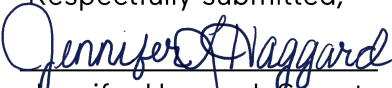
It was motioned and approved to retain the current board of directors:

- David Burrows • Jeff Clement • Jim Curcio • Randy Garrison • Jennifer Haggard
- Joe Miller • John Popp • Jo Reed-Fuson • Steve Smith • Rocky Taylor • Scott Unglaub

Proceeding the election of the Directors, Paul Novak announced he would like to run for a position on the Board. Due to the timing of the announcement, his request was denied as the election had concluded.

The meeting was adjourned at 10:31 am.

Respectfully submitted,

  
Jennifer Haggard, Secretary