

DIRECTOR'S MEETING

THURSDAY, December 14, 2023

CANYON PARK CLUBHOUSE

MINUTES

6:00 PM

ATTENDEES: Robert Simard, Dan Rushing, Dalene Felder, Johnny Clawson, Jim Marxen

Call to Order at 6:04pm by Robert Simard

- I. MINUTES - Minutes read from previous 11/9/23 meeting. Dalene Felder made motion to accept, Robert Simard seconded, Approved by all.
- II. FINANCIAL MATTERS Financials read for November, Dalene Felder made motion to accept, Dan Rushing seconded, Approved by all.
- III. Discussion on Water Loss percentage and flushing gallons used from Director's report. Need meters inline with flush valves, a portable electronic meter discussed, but meters inline would provide actual, provide historical history.
- IV. ITEMS OF BUSINESS
 - a. Obtained TRWA legal input for Simply Aquatics dispute. Reviewed conversation notes, need to obtain bid to correct installation to original engineered configuration, obtain facts and figures on texts and emails with any written correspondence. Looks like we might be able to challenge under Defective Trade Act for the damage done with installation. Must offer a settlement letter first to attempt settlement. Breakout authorized work to pay, back out new motors as they were not needed and would have to use a Commercial Ligation Attorney. Agreed to start gathering all written communication from water contractor and Johnny Clawson to draft settlement letter, TRWA Legal is available to review the draft settlement letter.
 - b. Discussion on Schitz Investments attempt to request water taps for "subdivided" lots without county approved plot maps and deeds.
 - c. Reviewed the 2024 election timeline and required activity for dates. Next activity is Credential Committee submit approved ballot, application and annual packet.
 - d. Discussion regarding water contractor contract renewal in January 2024. Will use the TRWA contract template for this. Discussion on whether we should obtain bids for general help to read meters and help with line repairs. This could help to improve workorder completion duration time.
- V. NEW BUSINESS
 - a. Jim Marxen indicated that the reorder for deposit slips was submitted to the bank. Dalene Felder believes we have two additional boxes in the office. Jim Marxen will look.
 - b. Discussion on sharing expense of new tractor (~\$42,800) with a backhoe to be 50/50 for cost and repairs. Would use backhoe for water breaks, water taps and any plant activities requiring the tractor. Discussion whether to finance over 10 years or pay cash that would result in approximate saving of \$4,000 and interest costs over the ten-year finance period. Can prepay

balance/payments without penalty. More concerned with fact historically POA and water shared common expenses over years, however this stopped under hostile water board of directors. Robert Simard made the motion to formally document the agreement for 50/50 cost sharing and to share the cost of the new tractor. Dalene Felder seconded the motion. Approval by all directors.

- c. The property tax exemption request has been submitted to the County Appraisal office for the newly purchased property adjacent to the water plant for 2023.
- d. Due to a request from Axley & Rode, we discovered that 2022 taxes were not filed or even provided to the accountant. Axley & Rode has agreed to submit the 2022 taxes and 2023 taxes now they have access to our Quickbooks,
- e. Question was asked whether election process was in the water tariff. Jim Marxen indicated he didn't believe that was the case as the tariff is for how the company charges for activities. Jim Marxen to verify. It was also noted that when the tariff is updated, we will need to add for road boring (Fixed charge and per foot as it is extra expense not currently covered.

ADJOURNMENT

Meeting adjourned at 7:54pm