

**MINUTES of the MEETING OF THE WHITEHAWK RANCH
MUTUAL WATER COMPANY**

July 10, 2023 (approved 09-11-2023)

1. Call to Order

A regular meeting of the Board of Directors for the Whitehawk Ranch Mutual Water Company was held in the Community Center at Whitehawk Ranch, and also broadcast via ZOOM on Monday, July 10, 2023, pursuant to the written Notice of Meetings. Directors Earl Zeigler, Ken Hyatt, and Taylor Carr were present at the Community Center. Steve Ursenbach participated via ZOOM. Pauline Hecker was absent. Tom Vannoy, Operations Manager, was present. Joleen Cline, Administrative Manager, served as recording secretary. Steve Ursenbach called the meeting to order at 4:35 p.m. Chuck Bowman was also present.

2. Roll Call

See board members listed above.

3. Public Comment

None

4. Approval of the Agenda

The agenda was approved as submitted.

5. Approval of Previous Minutes – May 2023

After review, upon motion duly made, seconded, and unanimously carried, the minutes of the May 2023 Board Meeting were approved as submitted.

6. Treasurer's Report & Delinquent Accounts Review

Joleen distributed financials reports for the period ending 06/30/2023 via email prior to the Board meeting.

Ken reported we have almost \$50,000 in prepayment of dues. Net income is nearly \$20,000 to date however, he expects that to change as the year progresses. Ken reported he is working with Tom to update the list of major items that should be addressed over the next few years. Tom is planning to get bids for the maintenance work that needs to be completed on the water holding tank. Our expected reserve spend this year is \$225,000.

After review, upon motion duly made, seconded, and unanimously carried, the Board approved the financial reports for the period ending 06/30/2023 as submitted.

7. Administrative Manager's Report

Joleen reported the MWC Annual meeting packets with ballots are being assembled. She expects to complete that mailing this week.

8. Operations Manager's Report

Tom provided a report via email prior to the Board meeting.

Tom reported the propane changeover started today with Ferrell Gas. They are on site working on the Pool tanks. The Ferrell Gas crew is planning to come back tomorrow to change over the Community Center tank.

Golf water usage is at approximately 685,000 gallons a day. Both streams are flowing really well. Both water and wastewater are operating well. George T Hall plans to be here late August or early September to finish the automation project at the treatment plant. The new plow for the new truck is now on site.

Tom reported he continues to receive complaints about the grasshoppers around the community center. Clark Pest Control was out and spent almost an entire day spraying around the community center and pool and it has greatly reduced the number of grasshoppers in those areas. Earl reported the golf course and burn area are covered in grasshoppers.

Tom reported he has prepared a bill to the CSD for \$9,798 for the billable hours spent due to management of the pool after the resurfacing.

After review, upon motion duly made, the Board moved to bill the Community Services District \$9,798 for maintenance of the pool over the winter.

4 Aye

1 Absent

Tom presented an annual maintenance contract being offered by HACH at a cost of \$6,599.00. Part of that includes service techs coming out quarterly to check the system. Ken reported this expense should be reflected in the budget each year and then would not need specific Board approval after the annual budget is adopted.

9. Old Business

a. Water Company Operating priorities – Tom V.

Tom provided a written report regarding operating priorities via email prior to the Board meeting.

There were no comments or questions.

b. HOA and CSD Contracts Update – Tom

no report

c. Emergency Database Update - pending

d. Annual Meeting/Elections update

Steve reported he was delighted with the participation from the community and is looking forward to a great annual meeting.

10. New Business

- a. **Other**
no report

11. Adjournment to Executive Session re: Personnel

After review, upon motion duly made, seconded, and unanimously carried, the meeting adjourned at 5:27 p.m.

Minutes were prepared by Joleen Cline, Administrative Manager