

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

July 13, 2026 (approved 09-14-2026)

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 via ZOOM teleconference on Monday, July 13, 2026, pursuant to the written Notice of Meetings. Directors Taylor Carr, Joe Smock, Jeff Bishop, Jim Kenny and Michael Brooks were present in the community center. Tom Vannoy, Ranch Manager and Ian Wright, Operations Manager, were also present. Joleen Cline, Administrative Manager, served as recording secretary. Joe Smock called the meeting to order at 3:06 p.m.

2. Roll Call

See board members listed above.

3. Public Comment

none

4. Approval of Previous Minutes – May 11, 2026

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the May 11, 2026, Board meeting as submitted.

5. Treasurer's Report & Delinquent Accounts Review

a. Financial reports for 06-30-2026

Joleen provided copies of the June financials via email prior to the meeting.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financials for June 30, 2026.

The Board discussed the opportunity to schedule a special meeting to discuss long-term planning for the Mutual Water Company.

Jim Kenny asked if it might be possible to change the meeting schedule and for the MWC to schedule regular meetings before HOA meetings. When we schedule the meeting “at the conclusion of the HOA meeting” it makes it difficult for members who would like to participate in the meeting to know what time they should show up. Joleen will query the HOA board members to ask if this would be possible.

Tom reported we should be prepared to pay 1/3 of the tank project bid at the start of the project.

The MWC can invest available funds in new CDs to maximize interest earning potential.

Jim asked if the project tracker report be updated and shared at each regular meeting.

6. Administrative Manager's Report

a. Annual Meeting Update

Joleen reported she would like to add photos from the most recent treatment facility tours to the MWC meeting slide deck. Joleen will forward the slide deck to Joe Smock for review.

7. Operations Manager's Report

a. Major Projects Update

Budget discussions will begin at the next board meeting. There may be an opportunity to apply for grant funds to help fund installation of remote meter read technology and equipment.

Ian reported we potentially will have owners wanting to install smart meters. We may need to create a policy describing how and where smart meters can be installed.

Ian reported that a hydrant flushing program will begin after the water holding tank project is completed. He reported we should exercise each hydrant no less than once every two years. Staff plan to start with the hydrants located at the dead ends.

The new Hach system was recently serviced. There were a few minor issues discovered after the team left. The roof repair was completed at the Wastewater Plant.

b. Other Updates

Ian reported the pool inspection went well today.

8. New Business

a. Designate Signers on Fidelity Bank Account

After review, upon motion duly made, seconded and unanimously carried, the Board designated Jim Kenny, Joe Smock, Joleen Cline and Taylor Carr as signers for all Fidelity Bank accounts.

Joleen reported she will try to find other competitive companies to request workers compensation insurance bids.

9. Adjournment

After review, upon motion duly made, seconded and unanimously carried, the Board moved to adjourn at 4:17 p.m.