

Doney Park Water  
“A Member-Owned Cooperative”  
**Regular Meeting Minutes**  
**June 21, 2023**

Directors Present: Ed Peacock  
Dennis Peat  
Eugene Sullivan

Also Present: Marc Twidwell – General Manager  
Trish O’Reilly – Administrative Staff

Directors Remote: Brittany Lehman

Directors Absent: Selden Wasson

The Board of Directors held a regular Board Meeting at the Doney Park Water office at 5290 E. Northgate Loop. President Peacock called the meeting to order at 9:13AM.

The first agenda item was **Roll Call of Directors / Affirmation of Quorum** – Director’s present affirmed a quorum.

Next on the agenda was **Call to the Public** – no additional attendees

Next the Board reviewed the **Consent Agenda – Approval of the May 2023 Board Meeting Minutes, 2023 Annual Board Meeting minutes, and May 2023 Financial Reports**

- All Directors present reviewed the May 2023 Board Meeting Minutes. No comments.
- All Directors present reviewed the 2023 **Annual** Board Meeting Minutes (from 6/7/2023). President Peacock suggested a revision regarding question four, corrected as follows. Q: What would be the total number of metered services at buildout? A: GM Twidwell said that the total number of metered services, on developable land, is estimated to be 4,500. This number could be higher due to lot splits. No further comments.
- All Directors present reviewed the May 2023 Financial Reports. They had a brief discussion about development fees.
- Vice President Peat made a motion to approve all items on the Consent Agenda, Director Sullivan seconded the motion, all were in favor, and the motion passed.

Next on the agenda was the **Current Events, Reports and Correspondence.**

- **Manager’s Report** – All Directors present reviewed the Manager’s Report, no comments. Items reviewed in the Managers Report included:
  - **Cosnino Well** – Operations started the Cosnino well for the season and found that the well pump is about to fail. Matt is getting quotes for new equipment and removal/installation. Historical well inspection video of Cosnino was recently digitized and reviewed. Heavy scale that is partially plugging the casing perforations was apparent on the video and noted in the survey log but not cleaned the last time equipment was installed in 1999. We are getting quotes for cleaning the well casing. There is also a plan for testing the Ultra Sonic water level instrument at Open Sky well to see how well it does in comparison to the bubbler system. President Peacock suggested trying on wells that do not have pumps.
  - **Diversification of Funds** – GM Twidwell will schedule a Zoom meeting prior to July 15<sup>th</sup> with James Davis from Raymond James Financial to get all questions answered.
  - **Flood Mitigation** – Coconino County’s contractor, Tiffany Construction, continues to work on the Wupatki Trails flood mitigation project. All of DPW’s work with this

contractor, i.e. burying mainlines eleven feet deep under culverts etcetera, has gone extremely well. Coconino County's Flood Control District has also contacted us regarding our infrastructure in other mitigation areas but has presented no conceptual plans yet.

- **Office Report** – All Directors present reviewed the Office Report, no comments.
- **Operations Report** – All Directors present reviewed the Operations Report, no comments. Items reviewed in the Operations Report included:
  - **Preventive Maintenance Activity** – Ongoing flushing of water mains: rigorous flushing of dead-end lines was done throughout the system.
  - **Ongoing distribution operation activity**
    - Hydrant on Camino De Los Ventos in Wupatki Trails – Tiffany Construction and DPW personnel re-located the hydrant that was in the path of the new bar ditch.
    - Slayton Ranch Rd – Completed a vertical realignment on the 3" water main that was in the path of the new culvert that was installed because of road failure. (See pictures)
    - Water leaks throughout the system – Water mains failed on Blackhorse Rd, Homestead Rd, and Yancy Rd. All leaks were repaired, and water mains put back into service. Also, Gunman mainline broke again, so hoping to start that line replacement soon.
    - Distribution system – Flushed wells, tanks, and booster pumps at both Sunset well site and Cosnino well site to prepare the two sites to be put online for the summer.
    - Walnut Creek Meadows Subdivision – We have received ADEQ approval on the completion of the new water main. The next step is the final inspection and acceptance of the new water main.
    - Sunset well site – An exhaust fan was installed inside of the booster station to remove radiant heat from the building to prevent over heating of the facility equipment.

Next on the agenda was **New Business/Action Items** – no new business.

The last agenda item is **Director Comments** –

- Vice President Peat reminded everyone to better prepare for future meetings by reviewing the financial statement, reports, and meeting minutes ahead of time.
- Vice President Peat also mentioned how trailers used as VRBO are becoming more prevalent on properties and are a potential backflow threat. GM Twidwell clarified that DPW crew monitors these and tries to notify homeowners of backflow risk, and the office collects second dwelling fees when applicable.

**Director Sullivan made a motion to adjourn at 11:06 AM, Vice President Peat seconded the motion, all were in favor, and the motion was passed.**