

Blue Ridge Domestic Water Improvement District (BRDWID)
Regular Open Zoom Meeting Minutes
Starlight Pines Community Center, 2740 Arapaho Drive, Happy Jack, AZ
October 24, 2020
9:00 a.m. – Regular Session

1. Call to order and roll call

Board Members Present: John Ritter, Sue Davis, and Ronald Krug were present in person, and Jack Beale III was present by phone.

Zoom Meeting technician Patricia Birtwistle was present in person.

Others Present via Zoom Meeting: Bill Patterson, Conrad Davis, Brian Birtwistle, David Wang, Matt Porter, Robert Campos and others were present but did not announce themselves.

Chairperson John Ritter called the Open Meeting of the Board of Directors to order at 9:00 a.m., determined that four of four board members present constituted a quorum to do business, and amended the Agenda by striking Item 3 Manager's Report as not applicable because the District does not have a manager.

2. Call to the Public for Items not on the Agenda

No attendees requested to speak.

~~3. Manager's Report~~ Struck from the Agenda as not applicable

4. Consent Agenda Items

A. Motion: The District will pay web developer Amy Snodgrass, Owner of SeeSaw Marketing, a discounted fee of \$360.00 for work recently completed on the District's behalf by sending out E-mail blasts and posting four news articles on the website; engage Ms. Snodgrass as the District's webmaster at a rate of \$100.00 a month for up to two hours of work a month; and give Ms. Snodgrass permission to post her business name, SeeSaw Marketing, on the BRDWID website as the site's webmaster. **Action:** Approve. **Moved by:** Board Member Sue Davis. **Seconded by:** Board Member John Ritter. The Motion passed unanimously.

B. Motion: Approve DRAFT Minutes from the September 26, 2020, public meeting. **Action:** Approve. **Moved by:** Board Member Sue Davis. **Seconded by:** Board Member Ronald Krug. The Motion passed unanimously.

5. Executive Session Items. The Board moved into Executive Session pursuant to A.R.S. § 38-431.93 at 9:15 a.m. to discuss the following items:

- A. Starlight Water price negotiations,
- B. Water District financing,
- C. Appointment of a replacement Board member, and
- D. Hiring District Legal Counsel

6. Regular Agenda Items.

The Board re-convened in Regular Open Session at 9:30 a.m. to discuss and vote on items discussed in Executive Session.

- A. Motion:** Approve Starlight Water sale price negotiations as discussed in Executive Session. **Action:** Approve. **Moved by:** Board Member John Ritter. **Seconded by:** Board Member Sue Davis. The Motion passed unanimously.
- B. Motion:** Approve as discussed in Executive Session, that John Ritter shall be the Primary Contact with others included as necessary to begin Water District financing options with (1) Water Infrastructure Finance Authority (WIFA) of Arizona and (2) private funding. **Action:** Approve. **Moved by:** Board Member John Ritter. **Seconded by:** Board Member Sue Davis. The Motion passed with Board Member Ronald Krug declaring a conflict of interest and abstaining.
- C. Motion:** Approve the appointment of Paul D. Schmidt, a Tamarron Pines property owner and Arizona registered voter who is willing to serve, to complete the first class, four-year term of Jeremy Westfall whose resignation the Board accepted on September 26, 2020. **Action:** Approve. **Moved by:** Board Member Ronald Krug. **Seconded by:** Board Member Sue Davis. The Motion passed unanimously.
- D. Motion:** Approve negotiating an Agreement for Legal Services with Riley Snow, Esq., to be Legal Counsel for the Water District. **Action:** Approve. **Moved by:** Board Member Ronald Krug. **Seconded by:** Board Member Sue Davis. The Motion passed unanimously.
- E.** The Board discussed Southwest Utility Management's Service Agreement and who has authority to sell what to whom. **Action:** Table to next meeting's Agenda. **Moved by:** Board Member Ronald Krug. **Seconded by:** John Ritter. The Issue was tabled to the next meeting.
- F.** The Board discussed the proposed transfer of assets from Starlight Water Company, Inc., to the District including (1) who owns the water in the aquifer and (2) the need for capital improvement for a more secure facility. **Action:** Tabled. **Moved by:** Board Member Ronald Krug. **Seconded by:** Board Member Sue Davis. The Board tabled the issue to a future meeting.
- G.** The Board discussed the results of having contacted federal and state government agencies regarding the need for a new Tax ID Number and compliance with voting laws. **Action:** Tabled for more information. **Moved by:** Board Member Ronald Krug. **Seconded by:** Board Member Sue Davis. The Board tabled the issue pending more information from Legal Counsel.
- H.** The Board discussed establishing a new bank account for District operations. **Action:** Tabled. **Moved by:** Board Member Sue Davis. **Seconded by:** Board Member Ronald Krug. The Board tabled the issue pending more information from John Ritter.
- I.** The Board discussed the advantages of low interest financing rates and principal forgiveness opportunities offered by the Water Infrastructure Finance Authority (WIFA) of Arizona and the fact that many Arizona water improvement districts were being

financed by WIFA. **Action:** Tabled. **Moved by:** Board Member Sue Davis. **Seconded by:** Board Member Ronald Krug. The Board tabled the issue pending more information.

7. Announcements.

A. Future meeting dates.

Next meetings will be on December 5, 2020, at 9:00 a.m. and January 23, 2021, at 9:00 a.m. at the Starlight Pines Community Center.

B. Future Board agenda items.

Update on Legal Counsel

Southwestern Utility Management, Inc., Agreement with Starlight Water Company

Transfer of assets from Starlight Water Company to Blue Ridge Domestic Water Improvement District

Tax ID Number

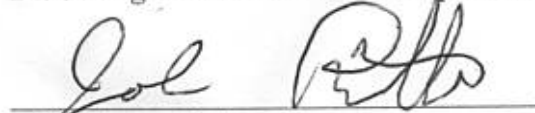
Bank Account(s)

Water Infrastructure Finance Authority (WIFA) of Arizona

8. Adjournment.

There being no further business, Chairperson John Ritter adjourned the meeting at 10:12 a.m.

Blue Ridge Domestic Water Improvement District



John Ritter, Chairperson

Blue Ridge Domestic Water Improvement District



Sue Davis, Clerk

Blue Ridge Domestic Water Improvement District

Dated: October 28, 2020

Approved: January 23, 2021