



District Manager Board meeting report
Board Meeting Date - May 21, 2026
Prepared by - James Baldwin

1. Administration

- a. The deliverables in my agreement with the District are primarily completed with a functioning asset maintenance program, inspection SOP's, and an updated Emergency Operations Plan. This maintenance program is easily executable if we can monitor the tanks remotely - I have priced a few options for very affordable remote tank monitoring equipment that I plan to discuss with the infrastructure committee during the next meeting in June.
- b. I will be digging through the files to pull all of the maintenance records to start compiling in the maintenance program. I have asked the operator to provide what he has several times, with no response.
- c. I plan to go through and organise the documents in the Starlight Pines building, which I have already started working on.

2. Operations

- a. Preparations for the tri-annual sanitary survey by ADEQ scheduled on 5/19 went smoothly. Our operator will be on site to host the inspection. I will also be present.
- b. 1 new meter was installed on 04/24 on Durango.
- c. This month there was just over 800k gallons captured through 828 billable meters, and 1.1M gal. produced from the wells. With 320k gal. unaccounted-for water at 28% of production, I feel I need to investigate further and find out whether this an error in the data or the water loss has increased substantially in the past month.
- d. We have improved avenues of communication by getting a customer contact list from AUBS for our operator reading meters. He will contact the customers that have leak alarms directly to coordinate shut-offs at the customer's directive.
- e. A known leak on Choctaw Ridge is still scheduled for excavation and repair while AQE is on site during the Valve project.

3. Projects

- a. The valve exercise capital improvement project will proceed on 05/18 - Fletch from A-Quality Excavating will be sending up operators to complete the last half of the project. Most of the larger distribution systems in Starlight Pines and Tamarron Pines are completed, with several valves in the Ranchettes already located and marked. One leaking valve has been found so far, we will have more details closer to the end of the project.
- b. The 2 road repairs on Arapaho and Roundup are completed and sites cleaned. The sections were briefly zoned off after asphalt was installed.
- c. The tank inspectors from Rubicon were on site to re-inspect 3 of our tanks and submitted their full report on the condition of the tanks. There is some corrosion noted that may need attention soon. I would like to add this item to discuss a plan in the next infrastructure meeting in June.