

Meeting Minutes

Board of Directors of The American Ranch Domestic Water Improvement District
February 11, 2026 at 10:00 a.m.
The American Ranch – Billiard Room
9500 American Ranch Road, Prescott, AZ

District Board Meeting Guidelines: The meeting will be held in accordance with A.R.S. Title 38 Open Meeting Laws. Board and attendees participation shall be civil and courteous. Any disruptive behavior could result in removal from the meeting. Comments and questions from the public shall be called upon by the Board Chairman, and shall begin with stating and spelling of the speaker's name and address. All comments and questions shall be directed to the Board Chairperson. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Jennifer Bartos, Improvement District Services, Inc. at (928) 443-9484. Requests should be made as early as possible to allow time to arrange the accommodation. Requests for copies of Board Meeting minutes or other District documents, inquiries, or complaints should be submitted in writing to: Improvement District Services, Inc., 3603 Crossings Drive Prescott AZ 86305.

Call to Order: Cynthia Baker, Mark Kaplan, Gerry Breuer, Bob Wolfe and David Puglia present.

Also present and participating in the meeting: Jennifer Bartos, District Clerk, Improvement District Services, Inc.; Derek Scott, District Operator, A Quality Water; Don Earle, property owner.

1. Discussion and possible action to elect a Chair and Vice-Chair.
Motion: made by Vice-Chair Kaplan to nominate Gerry Breuer for Chair and Cynthia Baker for Vice-Chair, second by Chair Baker.
Unanimous Approval
2. Discussion and possible action regarding the condition of the water and wastewater facilities and the necessary corrections and modifications to be performed.
 - a) Installation of a cabinet – when will it be operational;
Derek said he will hopefully have this completed this week along with cleaning the yard and weeds.
 - b) Storage container delivered and painted. Ready for move in;
This item is complete and shall be removed from the agenda.
 - c) Valve Exercising – review punch list from AQW Excavation on needed repairs;
Derek will check the noted water valves for leaks and he will check the fire hydrants.
 - d) Purchase and installation of a new pump station;
This project is held for the CivilTec report.
Motion: made by Director Wolfe to approve Task #2 in an amount not to exceed \$15,000, which should be paid out of contingency, second by Director Kaplan.
Unanimous Approval
 - e) VFD for WWTP;
This project is complete and shall be removed from the agenda.
 - f) Fever Controls surge protection;
 - g) CivilTec evaluation task;
 - h) Water meter reading at production meter compared to total readings of all service meters;
This will be done quarterly.
 - i) Discussion on doing a drawdown test of domestic well;
This is complete and should be removed from the agenda.
 - j) Safety items at wastewater treatment plant;
 - k) Damaged fire hydrant at lot 193;
 - l) 4 meters continue to be reported as "stale"
Derek will have Sensus come out and will clear all problems

Derek will have locks put on all gates and will post signs for no trespass.

Motion: made by Director Kaplan to convene into executive session, second by Director Puglia.
Unanimous Approval
3. Executive Session: Pursuant to A.R.S. 38-431.03.A.3 consultation with legal council regarding contract negotiations with Arizona Utilities Operations.
Motion: made by Director Kaplan to convene into public meeting, second by Director Wolfe.
Unanimous Approval
4. Discussion and possible action regarding a transfer of the A Quality Water, LLC contract for operation services to Arizona Utilities Operation.
This item is tabled for more information and will be reviewed in an April Special Meeting.

5. Discussion and possible action to approve meeting minutes of November 12, 2025 and January 21, 2026.
Motion: made by Director Puglia to approve the minutes, second by Director Wolfe.
Unanimous Approval
6. Discussion and possible action to approve the checks written in November and December 2025 and January 2026.
Motion: made by Director Wolfe to approve the checks, second by Vice-Chair Baker.
Unanimous Approval
7. Discussion and possible action regarding administrative issue and future agenda items.

Public Comment Period: The public will be given the opportunity to comment to the Board of Directors on non-agenda item issues pertaining to the District. This is the time for the public to comment. Members of the Board may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Two minutes will be allowed for each speaker.