



VILLA GRANDE

Domestic Water Improvement District

Note: All meeting minutes are posted for information purposes only. The board of directors does not ratify meeting minutes until the next scheduled board meeting.

Minutes

Date: November 18, 2025 • Special Meeting | 7:00 – 8:00 p.m.

Location: Toltec Elementary School, 3315 N Toltec Rd., Eloy, AZ 85131

Call to Order: Bernie Vargas called to order the Special Meeting for Villa Grande Domestic Water Improvement District at 7:01 pm.

Directors Roll Call: Present were Allen Grant, Cauby Washburn, Ray Roerdink and Bernie Vargas. Terry Eickstaedt was absent. Joni Roerdink, Manager was also present.

Bernie Vargas introduced the Board of Directors and the Manager to the audience.

A member of the audience stated they couldn't hear. Ray Roerdink asked the audience to move closer to the speaker. Due to the acoustics in the room, it was creating an echo, making it difficult to hear. (Audience moved closer to the speaker).

Introduction of Pinal County Code Compliance Supervisor: Jose (Joey) Gaxiola.

Discussion: Policy to Protect Aquifer and Ensure Safe Drinking Water.

Bernie Vargas stated the Main Objective of the meeting was to review, clarify, and explain the requirements necessary to protect the local water aquifer and ensure the delivery of safe drinking water to customers of the Villa Grande Domestic Water Improvement District.

Bernie Vargas turned the meeting over to Jose (Joey) Gaxiola. Joey Gaxiola introduced himself to the audience. He stated he was here to explain what Code Compliance does and what their objectives are. They enforce the zoning codes that the Board of Supervisors have adopted.

Joey Gaxiola played a video created by Pinal County Code Compliance – “Get To Know Us Code Compliance.” It explains what they do to help the property owner to bring their property into compliance if there is a violation. The video also explains the steps taken from the beginning of the process. Pinal County Code Compliance tries to get voluntary compliance if the property owner is in violation and they make an effort to work with the property owner. The majority of the owners don't even know they are in violation until

Code Compliance lets them know and the property owner acknowledges it and then tries to correct it. The main goal for Code Compliance is to listen to the property owner and try to take in the overall situation and help them to bring the property into compliance. Code Compliance is passionate about helping. Everyone does have a different situation in life, and they acknowledge that and try to help everyone in the best way they can. They want everyone to be in compliance, and they are out there to help in any way they can. Code Compliance tries to get everyone into compliance, and they are there to help.

The Board of Supervisors adopted a new RTO Program (Rubbish, Trash Ordinance). Code Compliance is necessary. If we didn't have zoning codes, a person can go and buy a piece of property and right next door a nuclear facility could be built. Zoning codes do not allow residential homes to be built right next to a nuclear power plant. It goes to preserving the welfare, safety and well-being of the public. (End of Video).

Joey Gaxiola stated that Code Compliance is Reactive not Proactive. That means that someone from the community has to say something about a property is in violation. They will then go and investigate the alleged violation to determine if it is a legitimate complaint. If it is, they follow the process to get the property into compliance. That could be as simple as sending a letter and they correct the violation, or they send a letter that they have to take it to the civil hearing office where a civil hearing officer will make the judgement of whether the property is in violation or not. They deal with only what is on a person's property and nothing else. Again, they are Reactive not Proactive. They don't go out looking for violations. A member of the audience asked to clarify her understanding that they have to turn someone in before a violation can be recorded. Joey Gaxiola confirmed that statement as correct. Joey Gaxiola stated that someone would have to say something before Compliance can do something or act on it. Audience member asked where these codes are coming into regarding affecting the water (inaudible). Joey Gaxiola stated when it comes to the water or dealing with water, Code Compliance doesn't handle that. That is handled within different departments within Pinal County and the State. Joey Gaxiola stated all they address are things such as inoperable vehicles, people living in RV's, building things on the property without permits, etc., that is what Compliance enforces. Audience member asked if Compliance has the right to turn off the water if they were not in compliance. Joey stated they are strictly under civil not criminal. They can only enforce what the Board of Supervisors have initiated or implemented. An audience member asked if they had to have a warrant to come onto the property. Joey Gaxiola stated if they come to your property, they have to ask permission to come onto your property. If you deny permission to come onto your property, we can do their inspections from the public roadway, public utility easements or contiguous roadways. They do respect that it is your property and that is your legal right. However, if they can see it from the roadway, any utility easement, or any neighboring properties, then it is in violation.

A member of the audience stated that if she had a problem with her neighbor such as if the neighbor had weeds and she thought it was a fire hazard, she would hope that she could work with the neighbor. The board agreed. She then stated but a Board of Directors running the water company for Villa Grande, is not ok to send a letter saying these are the things we are going to do because she felt it was outside the means of a governing board. She stated the board didn't have the right to send out a letter to tell her exactly what to do. She also stated as a governing board to send out a letter to a housing development to tell them they were going to follow these, or the board would report them is not ok (inaudible audience conversation).

Another audience member stated that he had spoken with a person from Code Compliance that came out and they walked his property. He asked what can be done about anonymous reporting. He felt it can be good but, in another sense, it is a bunch of cowards trying to dictate what you can and can't have as far as your community. He asked what can be done about repeated calls over the same nonsense to actually get compliance. He asked if there were ramifications or repercussions for the people that repeatedly call.

Joey Gaxiola repeated the question: What does compliance do if they get multiple complaints on one property, but it has been shown that the property has been determined that the property has not had a violation in the past? Joey commented again that everybody has the right to file a complaint. It doesn't matter if it is 5, 10, or 50 complaints it is our job to go out and inspect and investigate the complaint. Some people just go in and file fictitious complaints. When they see that, we identify these people, but we don't ignore the complaint. He stated they treat the complaints just like everyone else's complaints. He stated they can't really do anything to stop it. One the part of the County, they know they have been out to a specific property five time already in the last two months and they haven't had any violations. Code Compliance will use their judgement on those issues. Joey Gaxiola stated that doesn't happen very often. Joey Gaxiola stated a lot of people don't even know they aren't in compliance. It is not until they go out and say, "by the way, you probably didn't know this, but the zoning code says this.... Your property is in violation and this is why. The individual may say, I didn't know that. So, we have a small percentage of people that ignore that, and they are just going to leave the property the way it is.

A member of the audience said he got that but as for himself as an example, on his property, his children's go-carts and pallets are messing with the water and he still doesn't understand that. He had taken care of it and then it was called in again because they don't like the way "this is." The audience member asked if he had to civilly proceed to stop it. He stated there has to be something that can be done to stop the calls. Raymond Roerdink, board member, stated he didn't think the calls could be anonymous. The audience member stated, "yes they can." He stated, you don't have to give your real name or phone number. (Audience member inaudible). Audience member stated that the board would be reporting.

Bernie Vargas, board member, stated that there may be a misunderstanding. Bernie Vargas stated the Board doesn't enforce anything. The only thing they can do is report it. Bernie stated the Board is appointed by the Pinal County Board of Supervisors. The VGDWID Board of Directors, all of which are volunteers, are all members of the community and live in the subdivision and the nitrates have always been elevated. VGDWID got to the point that we got the nitrates down under 5 mg/L. Bernie stated the VGDWID Board's job is to protect the water. He stated, we're not looking for pallets or go-carts. (Inaudible audience discussion).

Bernie Vargas, director, stated another neighbor may have reported it. Bernie Vargas commented "we are looking for illegal septic tanks, (inaudible) and looking to protect the water. It is everyone's water...our water and your water. When the nitrates were at 19 mg/L, the board was doing what they could to lower them. Everyone has noticed all the notices that have gone out. The installation of the nitrate treatment system is for everyone's water not just yours, mine or his...it is for everyone's water.

Audience member stated all these chemicals are from the agriculture around the community. Bernie Vargas completely agreed with her. Audience member (inaudible comment). Bernie Vargas responded that when VGDWID see's illegal septic systems going in or other things like animal waste piling up, will affect the water. (Audience inaudible). Bernie Vargas said, but you are assuming we reported you. Another audience member said the reason they are assume that is that no problems had been reported prior to that. He stated the second the letter went out, now problems are reported. Audience member stated that the letter stated the board would be observing and reporting any and all violations. Audience member stated Code Enforcement asked why the water company was reporting violations.

Another audience member stated "Villa Grande DWID will be reporting and requesting enforcement of violations within the water district to Pinal County Code Enforcement, ADEQ, Environmental Health Department, Aquifer Protection Department, and Local Health Authorities. If any of the above situations exist on your property, please take immediate action to avoid further fines or penalties by any of the above stated agencies and/or termination of water services."

Cauy Washburn, director commented that if there is a septic tank that is running over, it is a health risk to everyone in the neighborhood. As such, we need to report that, and we have the right to shut the water off. (Inaudible audience conversations). Cauy Washburn said everyone is speaking at once and can't be heard.

Ray Roerdink, director, said we can only have one person speak at a time. (Inaudible conversations).

Cauy Washburn stated what the board is trying to do is protect the water aquifer. If there is a car out there and oil is draining out of it, or if there are people parking trailer houses there without a septic tank or they put a 55-gallon barrel, that makes our nitrate level just keep going up.

Audience member asked why is it going down? With so much of this going on in the past 4 years, why is it going down? It never happened before so why is it going down? Cauy Washburn commented the nitrates were not going down before. The nitrates are going down now because of the nitrate treatment system. Ray Roerdink, director, commented we put in a nitrate treatment system. Cauy Washburn commented that is why the nitrates are now coming down. Cauy commented that when we went to build the nitrate treatment plant, we had to give them out water reports of what our water quality was and as we started building this nitrate treatment plant, it took four of five years to get the money. He also said we bought a nitrate treatment plant. In that length of time, it continued to rise so much that the treatment plant we brought would not correct the water to be in compliance with ADEQ.

Audience member stated when she moved into her house 11 years ago, they were told they were fixing this problem. They were told they were given all these grants and there were thousands of dollars in grants, and nothing changed until VGDWID did the water treatment. She asked where did all the money go? What happened to all that money? Cauy Washburn said he couldn't answer that, and he just came on the board 11 years ago. He said all the VGDWID board is trying to do is protect the water. He also said we are supposed to pump our septic tanks every 5 years. There are rules to protect the water aquifer. Cauy Washburn said if this system went up in five years, and we had to put another million dollars in this to get it to where we could get it into compliance with ADEQ to get quality water. If it keeps going up the

next thing we know we will have to build a bigger plant. There is no way this little community can afford it. Audience comment...we can't afford it now. Cauly Washburn said there is so much there that goes along with this. We put in the plant that includes a bigger electric bill, the salt, etc. There is so much that it is astronomical because of the cost of everything going up. We are out there trying to serve water to the community that meets all the regulations. We are trying to look forward and see what we can do to try and help that. If it's pollution and people are throwing things out there in our storm water drainage, that is polluting everything. We are there just to protect the water system. We haven't turned anybody in. (Audience question inaudible). Cauly Washburn answered that is what we are trying to do. Cauly also stated there are a lot of trailers around here that people are staying in. Cauly asked the audience member, where is their septic? Audience member asked, trailer houses? Cauly stated camp trailers. Audience member commented that she knew of one. Cauly said there are a few travel trailers that people are living in. Audience member said he had one but is not living in it. He asked if he could use it for storage. Yes. Cauly commented that other have water connections running to these travel trailers. Cauly then asked the audience...are they using the toilet? What we are trying to do is stop a lot of that. Cauly stated we are not out here like vigilantes to get everybody. Audience member asked, if we report something the name is not provided to the property owner, is that correct?

Joey Gaxiola commented, that is true. (Inaudible conversation). Joey Gaxiola said when they get a complaint in, they do not accept that complaint unless they get a name, mailing address, email and phone number. The reason why is because Code Compliance needs to be able to contact them and ask things like "your complaint is a little vague, can we get a little more details." That information is not disclosed to the property owner. The complaint cannot be made anonymously. However, Code Compliance does not give that information to the property owner.

Bernie Vargas asked Joey Gaxiola, Code Compliance, that a complaint can't be filed anonymously. Joey Gaxiola said that was correct. "It can be filed anonymously." However, we as Code Compliance, do not give that information to the property owners. The reason why is a lot of people say they have the right to face their accusers. Joey Gaxiola said that is true, you do have the right to face your accuser but that is in a criminal case. This is not a criminal case, this is a civil case. So that right to face your accuser you don't have that right in a civil process. In a criminal case, yes you do have the right to face your accuser.

Ray Roerdink said we are getting mixed information from the County, not Joey Gaxiola, per se. Ray Roerdink said a couple of years ago you could file anonymously. Audience member then said they will ask you for your information but at no point do you give them anything but a name and number. The audience member said you can say my name is John Doe and my number is 555-5555 and that is what they write down.

Ray Roerdink said it used to be that you could do it anonymously. The audience member said that if he didn't like the way your yard looks, he dealt with that in Coolidge, they don't have to tell you that information. He also stated that is the anonymous part of that.

Ray Roerdink said we haven't reported anybody as mentioned before. We aren't vigilantes. Audience member said he didn't want to argue but he thought everyone here is on the same page as this and the letter comes out and says point blank, you will be observing and reporting any and all violations. That is what it says and then after the policy goes into effect a bunch of people are being reported. He finds it hard to believe that no one here is reporting anyone when the paper says you will be reporting people and then all of a sudden people are

reported. He thinks if people were going to be reported prior to this they would have been reported prior to this. He also said nothing has changed on properties. But reports didn't start happening until that letter went into effect. That's what he finds hard to believe. Maybe you guys didn't do it, but it is a heck of a coincidence.

Ray Roerdink said he totally understood. What you say makes perfect sense. I get that. If I were getting complaints on my house and I had received a letter that was sent out, I would wonder why it was happening now. Ray Roerdink also said however, there isn't anybody on this board that has reported one single incident. He said I know there are a few that he'd like to report.

Cauy Washburn stated that what the letter had done was give the opportunity for people to go to reporting. They didn't like their neighbor; they didn't do this. All we are trying to do is protect the water aquifer. Cauy asked if everyone in attendance wants to have safe drinking water? Audience commented, yes, of course. Cauy said that is what we are here for, that is what Cauy was here for. And if to have safe drinking water, and to keep it affordable, and you say your water bill is high, but it is below a lot of others. Audience members say when they moved in it was \$15 per month. Cauy commented the cost to bring water to you that our little water company can afford. We've gone to get grants and worked to try to get a plant that we can serve drinking water that meets ADEQ standards. Audience member asked about rate increases. Cauy responded in part we had to have a grade operator, we have leaks, that is an old system. It costs a lot of money to run the system. Then to build the nitrate treatment plant that cost a couple of million dollars, there is no way we could afford it.

Ray Roerdink commented...when we first started the process for the nitrate plant...Covid hit. He asked Joni Roerdink, manager, to correct him if he was wrong, "the cost went up." If we had a dozen contractors that placed bids to come in and do the work. After Covid, we were down to one. What happened during Covid, as you all know, everything from eggs to chicken to beef, everything went up. Steel went up. Our grants and loans were a million dollars short. We had to re-apply for another grant and loan, just to build what we wanted to build originally, because the cost of material had gone up that much and nobody was interested in doing a job that small.

Joni Roerdink, manager, said that was correct. As soon as Covid was over and we were ready to move on we had 100% of the financing available prior to Covid. After Covid the steel tank increased to \$100,000, the electrical control panel went from \$100,000 to \$288,000. We had to come up with an additional \$1,000,000. Ray Roerdink commented, that meant applying for additional funding. Audience member asked about funding. Joni Roerdink said these were federal funding and for the most part, we were given principal forgiveness of about 90% on the first federal money. As you borrow more, the percentage of principal forgiveness gets less. The next one was about 87.5% principal forgiveness that we don't have to pay as long as we are in compliance with federal regulations. Audience member commented that made sense. Joni continued, if we don't keep it in compliance, they can call the entire \$1,000,000 due. Because we are such a small water company, we don't have the water customer base like Phoenix or Casa Grande, or Coolidge to spread that cost out to hundreds or thousands of people. We are doing the best that we can with what we have. Audience member asked if everyone is being assessed some of the cost. Joni said yes, it is being assessed to all property owners annually for a portion of the cost. Ray Roerdink commented, whether they have a house on a lot or not. Joni confirmed that comment as correct. The vacant lots are being assessed a portion. When you sign up for water it increases our water base customers. Anyone that has been out here very long knows that is has only been the last 5 years that

we've had any growth. Audience member asked about it being doubles and will it keep increasing. She asked if we could do something to regulate the costs. Joni commented as we have more customers come in, we can spread the cost across more customers. She also stated that if heard the news, the cost of water is going up everywhere. Materials for repairs are going up. VGDWID just repaired a broken water main about four months ago...the cost was over \$10,000. We incur these costs as a water company. The media that we have for the nitrate treatment system, the salt for the system...all of this is factored into the costs reflected on your water bill. As more customers come on board, that should help. New customers will be paying water bill too.

Joni said every lot out there has an owner and they are assessed a percentage. We had not had any growth in years to increase our base.

Audience member asked who our water operator is. At the end of the day, he has to sign his name to these numbers.

Cauy Washburn commented he is a grade operator. Bernie Vargas stated the operator is Jack Cook. Audience member asked if he is grade 1, 2, 3, or 4. Joni Roerdink said...all of them. Bernie said he used to be over at the prisons. Audience member asked what happened to Danny Baeza. Joni Roerdink he is the water manager in Eloy. Bernie made the comment that Jack Cook was referred by Danny Baeza.

Audience member asked if the letter that was sent out was the whole board's decision.

Ray Roerdink said that what the board was trying to do is inform every one of the eligible violations and the fact the board is trying to protect our water aquifer. He said we are aware there are violations in our community. It wasn't meant to attack anybody, and it has come to our attention that some people in the community somehow figured this into all we're trying to push this into an HOA.

Audience member asked how the board gets their drinking water. Do they buy bottled water, bring in water, etc. Ray Roerdink asked if the audience member had an RO system. The audience member said he doesn't drink the water. He uses it to bathe, shower, etc. but doesn't drink it. Audience member said he was just curious. Bernie Vargas said that now the nitrates are down, the water is safe to drink. (Audience comments inaudible).

Cauy Washburn said that when he moved here, the nitrates were 9, 8, 10, 12 and just kept going until we were so far out of compliance trying to get in there.

Bernie Vargas made the comment the nitrates varied seasonally. VGDWID was under a Consent Order with ADEQ and if we didn't fix it, the State of AZ would take over the water company. Ray Roerdink also commented that he didn't know how many of the audience were aware that VGDWID is not a private water company. VGDWID is a government entity, and the State would have come in if we hadn't met their notice. When Ray Roerdink came on the board, there was a notice that through an error that we didn't know about and, all of a sudden, the notice was going to expire. Ray Roerdink and prior board member Miranda Ketner and Joni Roerdink went up to ADEQ. Miranda Ketner knew people from ADEQ. He had commented prior to the meeting that ADEQ can be tough to deal with. Ray commented it was one of the nicest meeting he'd ever been to. He commented we made peach with them. ADEQ had an image that this is a small water company, and we are going to come down on them. We told them the truth and what happened to the letter they had sent us. Ray continued

that they allowed us to extend the Consent Order. That potential exists as long as the water company is going to exist. The State has the authority that if the regulations aren't met, to come in and take over the water company. Ray commented that he didn't know what would happen to our costs then. That would affect every one of us. Ray said with inflation, our bill could be as high as what Gilbert has had, in his opinion.

Audience member stated he has lived in the community for twelve years and asked how often should we be flushing our fire hydrants.

Joni Roerdink said that are flushed annually, just once a year. She also stated they are getting ready to flush them again. Cauty Washburn said that we use to sell construction water and that would flush the lines as well. Audience member said he'd never seen the hydrants flushed. Joni replied that the fire chief has also come out as well. Audience member stated he was just curious.

Bernie Vargas asked if there were any other questions. (Audience member inaudible). The went on to say VGDWID can't shut of water. (Audience noise inaudible, crying child).

Audience member discussed a residence with a lot of violations, and a report was filed. She has the Power of Attorney for the deceased customer and is trying to correct the situation so she can get it back into compliance. She also commented that as soon as the letter came out all this craziness started happening. She also commented that she loves the neighborhood and tries to protect it. If she sees a stranger go to each house and felt unsafe, she would call each neighbor and tell the not to let them in their house.

Ray Roerdink commented that he agreed with her. He commented that unfortunately that there are people in the community and it can't be anybody in this room tonight because we are all of the same mind-set. He goes on to say a previous audience member stated she know who filed the complaint but isn't going to say, I can ding this person for this, read the letter and now they can take that as a license to say, Ok, I can snitch on this person and not take the blame. An audience member commented that is what might have happened. If she had a complaint she would go talk to her neighbor about issues.

Bernie Vargas commented that a complaint would be filed by the board, not an individual person.

Allen Grant, director, said that there have been complaints that have been filed before this letter came out. Allen said he was turned in once and he knows of a couple of others. He also commented that regarding the water being turned off, there are only a couple of violations that would result in your water being turned off. One would be improper sewage system and no building permits that would result in water being turned off.

Joni Roerdink said that she has had people call the office and they asked who they report violations too. They have tried to file complaints and couldn't get any help. Joni had spoken to Joey Gaxiola and told him some have tried to file complaints and called in and the person answering the phone said you chose to live out there. Joni stated again it was the person that answered the phone that answered that way. Joni wanted Code Compliance to be aware of that, so she mentioned it to Joey Gaxiola. It may be a training issue.

Joni Roerdink said the ones that are really creating issues for the water company are the trailers, they are not hauling their waste out, so where is it going. It is going into our water

aquifer. About eight months ago, Joni asked the board to correct her if she was wrong, there were about twelve trailers out in the subdivision, travel trailers. Audience member made a comment, where was I?

Ray Roerdink said that he used to go down different streets in the subdivision just to see, not because he was on the board, but he lives here. Ray doesn't want, as none of you do, somebody coming in and plopping a trailer in here against County regulations. Ray Roerdink was working for the Sheriff's office but not living here, but he was contacted, and they got the trailer that was moved in here out of here. It can happen overnight. All of a sudden, they can drop a double wide here because they own the lot and it is their property. You can't do that. We have a decent neighborhood and glad to be here as most of you are or we wouldn't be here. Audience member commented they do too just to see what is going on in the neighborhood. Ray said the board is only protecting the water. If there is something that affects that they will act on it.

Many people think they can just put a trailer out here and live cheaper because they own the lot but they're not hauling out the waste.

Audience member stated that on one time there was an HOA out here name Villa Grande Rancheros Homeowners Association (she thought). (Multiple audience members talking-inaudible). Joni said it had been gone about 15 years. Audience discussion-inaudible regarding HOA.

Audience member asked how far from the well would contaminants affect our water. Joni Roerdink responded ½ mile. Audience member said she was told about 50-100 feet. Joni explained that ADEQ had created a FACT Sheet for VGDWID. It has been mailed out to customers a couple of times. ADEQ is also trying to get this translated into Spanish because we have so many Spanish speaking customers. This FACT sheet was for the Source Water Protection Plan that ADEQ created, VGDWID didn't create it. Allen Grant said other things in the letter that was pointed out was County regulations, nothing that the board created. (Audience-inaudible). Audience member stated that now with more explanation, it makes more sense.

Bernie Vargas encouraged customers to come to our regular meeting once a month. Joni Roerdink said that we know there were people that wanted to talk and ask questions, so we needed a bigger facility and that is why we had to at Toltec School.

Ray Roerdink stated that Joey Gaxiola had County information hand outs to give all those interested.

Audience discussions inaudible.

Bernie Vargas asked if anybody had any other questions.

Adjournment: The agenda being completed; Bernie Vargas adjourned the meeting at 7:57 pm.

Date: _____

Bernie Vargas

Allen Grant

Ray Roerdink

Cauy Washburn

Terry Eickstaedt



VILLA GRANDE

Domestic Water Improvement District

Note: All meeting minutes are posted for information purposes only. The board of directors does not ratify meeting minutes until the next scheduled board meeting.

Minutes

November 13, 2025 • Regular Meeting

Call to Order: Bernie Vargas called the meeting to order at 7:05 pm.

Directors Roll Call: Present were Allen Grant, Cauy Washburn, Ray Roerdink and Bernie Vargas. Terry Eickstaedt was absent.

Discussion/Action Minutes: The Regular Meeting Minutes of 10/9/25. A motion was made by Ray Roerdink to approve and ratify the minutes for the Regular Meeting Minutes of 10/9/25 as written and seconded by Cauy Washburn. Vote unanimous 4-0. Motion carried.

Call to the audience: None present to address the board.

Discussion/Action: Well #1: Joni Roerdink reported that we didn't have any issues with well #1 during the month.

Discussion/Action: Well #2: Joni Roerdink reported that we didn't have any issues with well #2 or the booster pumps during the month.

Discussion/Action: Generator Maintenance Update. Joni Roerdink reported that Terry Eickstaedt was out of town and Allen was hoping to read and get the generator hours but wasn't able to prior to the board meeting. Allen Grant will get the reading and forward the information to Joni Roerdink. The fuel level was just below ½ tank. Joni Roerdink did purchase two five-gallon diesel fuel containers for the generator. Allen Grant did get his extended funnel for use in putting fuel in the generator.

Discussion/Action: Managers Report. Joni Roerdink reported the following:

- Water bills were sent out on 11/1/25. Final notices were sent on 11/2/25.
- Disconnects were scheduled for 11/10/25. Past Due Amount: \$2,549.60 with 23 past due customers. There were two disconnects in November. The two disconnects have since been paid and services have been restored. There were no disconnects in October.
- David Burchard from ADEQ had reached out to Joni Roerdink to schedule a site visit for our well site on 11/6/25 since there have been substantial changes to the site since he was out here last. Joni Roerdink told him she was unable to be there and he said that was fine she didn't need to be. Joni Roerdink told

him the nitrate treatment system had been installed and he asked what the nitrate levels were at. Joni stated they were between 3.69 mg/L last quarter and were at 4.57 mg/L this quarter. He was glad to hear there was such a substantial drop with the system installed. Joni Roerdink also asked him if he could have ADEQ translate the Source Water Protection Fact Sheet into Spanish for our Spanish speaking customers. He asked Joni to email the original to him and he would try to get it translated into Spanish. ADEQ was the entity that created the original Fact Sheet. The Fact Sheet has been mailed out to customers in the past.

- The Special Board Meeting was approved by the Toltec District Superintendent for November 18, 2025 at the Toltec Elementary School Cafeteria at 3315 N Toltec Rd, Eloy, AZ 85131. It will be held at 7:00-8:00 pm. The only dates available in November were the 18th or the 28th. Letters will be delivered to all residents on November 14, 2025 informing them of the meeting. Pinal County Code Enforcement will be in attendance to answer any questions customers may have. If customers want to address the board, they will have to complete the form to address the board with their name and address because this is a public board meeting. They will be limited to 3 minutes to ask questions or make comments. Those in attendance will be able to ask Code Enforcement questions without completing the form. Code Enforcement will bring their flyers and brochures to provide those in attendance if they would like them.

Discussion/Action: Equipment & Site Report/Lab Tests.

- Coliform sample came back absent.
- The nitrate sample came back at 4.57 mg/L for this quarter.
- The only other issue currently is the HMI Screen on the nitrate system went out. It has to be replaced. The operator contacted AdEdge and the system is running and AdEdge can see all the readings on their end but we can't see any of the readings because the screen on our end is black. The operator is manually checking the salt level each week so we don't have the same issue we had in January and the system shut down. The cost for the screen is \$3,500. Joni Roerdink asked for an estimated time of delivery and she has not received that information yet. Bernie Vargas asked about the warranty on the system. The warranty was for twelve months. Since it sat onsite for nearly a year before construction was completed, the warranty has expired. The operator also mentioned that he had personally spoken to AdEdge and the operator can install the screen. AdEdge will not have to come out here to install it. AdEdge charges all travel expenses for their technicians to come out for work on the system. Those expenses normally include airfare, automobile rental, hotels and meals. If there are any readings that our operator needs, he can call and AdEdge will provide the readings.

Discussion/Action: Meters/Installations/Reinstallations/Leaks/Repairs.

- We didn't have any leaks in October.
- We did not have any new meters installed.
- We did hear back from the customer who had their meter run over and broken and he is aware the customer will be responsible for the cost to replace the

meter. The customer also mentioned they would like to put something out in front of the meter to prevent that from happening again. Joni Roerdink was informed the meters are back ordered and hopefully will be available soon. We are currently charging the base fee since we can't measure how much water is being used.

- Joni Roerdink also mentioned the NWC meter was damaged when the water main on Mustang broke. With the amount of water, dirt, gravel, etc., flowing over the meter, it scratched the lens of the meter to the point it is un-readable. This particular meter is extremely expensive to replace due to the size of the meter. It is a two-inch line. The operator is currently walking the water line to look for leaks until it can be replaced. Bernie Vargas asked how many customers are on the other side of the meter. Joni Roerdink stated there is one family that lives there and they have a couple of horses. The average water bill is 3,800 – 8,000 gallons per month. The customer on the other side has their own meter which we are using the reading from that. Cauly Washburn asked if there was a possibility to downsize the meter. Joni Roerdink will talk to the operator for his thoughts on downsizing and the effect it will have on the drop in pressure. The concern is lowering the pressure for the customer.

Discussion/Action: Approve and Ratify Expenditures & Purchases. The Board reviewed the Expenditures and Purchases as submitted for October 2025. Cauly Washburn made a motion to approve and ratify the expenditures and purchases as written. Allen Grant seconded the motion. Vote unanimous 4-0. Motion carried.

Adjournment: The agenda being completed; Bernie Vargas adjourned the meeting at 7:24 pm.

Date: _____

Bernie Vargas

Allen Grant

Ray Roerdink

Cauly Washburn

Terry Eickstaedt