



VILLA GRANDE

Domestic Water Improvement District

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

Minutes

June 25, 2026

Special Meeting • Thursday 7:00 p.m.

Call to Order: Bernie Vargas called the meeting to order at 7:06 p.m.

Directors Roll Call: Present Bernie Vargas, Allen Grant, Cauly Washburn, Fernando Ruiz and Terry Eickstaedt.

Open Hearing for Proposed Rates for Fiscal Year 2026/2027 and Proposed Budget for Fiscal Year 2026/2027.

Audience Discussion: Proposed Rates for Fiscal Year 2026/2027. No Audience in attendance. No discussion from the audience

Audience Discussion: Proposed Budget for Fiscal Year 2026/2027. No Audience in attendance. No discussion from the audience.

Close Hearing.

Call to the Audience: None present.

Discussion/Action: Proposed Rates for July 1, 2026 through June 30, 2027. Cauly Washburn asked if we are comparable to surrounding areas. Joni stated that we are. The difference is we include the first 3,000 gallons on the base fee and many of the surrounding areas do not. There was a substantial increase to new service lines due to the increased cost of labor. That fee becomes the responsibility of the new homeowner, not the entire community. VGDWID pricing is less than surrounding areas for installation of a new service line and is contracted out to an outside vendor. VGDWID also removed the pricing for larger lines because we do not have any industrial services in our community that require a larger service line. A motion was made by Fernando Ruiz to approve the Proposed Rates for July 1, 2026 through June 30, 2027 as written and published under Legal Notices on 6/20/2026 and 6/23/2026 and seconded by Terry Eickstaedt. Vote unanimous 5-0. Motion Carried.

Discussion/Action: Proposed Budget for July 1, 2026 through June 30, 2027. We had minimal changes to the budget. Most of the expenses remained the same or less than the previous year. We had to increase the expense last year for the APP permit renewal. We will keep that in the budget for future renewals and or repairs/or media replacement. The lab fees had gone up but we did not meet the budgeted

expenses for last year. Joni expects we will meet that amount this fiscal year. Expenses for maintenance and supplies increased drastically last fiscal year due to the cost of the salt for the treatment system. We anticipate the same costs this fiscal year. Therefore, the budgeted amount will remain the same. The debt service went up \$2,000 so that increased. Water sales did not increase as much as we had budgeted but we will increase the amount \$4.00 per meter and any excess will be set aside in our contingency fund. We anticipate the same costs this fiscal year. The miscellaneous fees or fire hydrant fees will be budgeted under miscellaneous income. Joni does not expect any new service lines for the next fiscal year due to the layoff of Lucid employees. Since Lucid is currently the only business in the immediate area, she does not expect any new construction. There are currently a few homes still for sale in the water district. The tax levy income increased from \$43,000 to \$47,000. The tax levy income is an assessment against each lot in the water district. We receive a percentage of what the County collects in property taxes. This is based on the net assessed value of the properties within the district. The County provides us with the net assessed value each year. We do not have to do anything. Due to the increase in the net assessed value, we will receive an additional \$4,000 for the next fiscal year. The Rural Development loan balance is about \$90,000. That is a 40-year loan. We are approximately halfway through the loan. The loan acquisition loan for the lots we purchased to increase the size of the well-site, is now paid off and will save us about \$3,000 annually. A motion was made by Allen Grant to approve the Proposed Budget for July 1, 2026 through June 30, 2027 as written and published under Legal Notices on 6/20/26 and 6/23/26 and seconded by Cauy Washburn. Vote unanimous 5-0. Motion Carried.

Adjournment: The Agenda being completed; Bernie Vargas adjourned the special meeting at 7:20 pm.

Date _____

Bernie Vargas

Allen Grant

Fernando Ruiz

Cauy Washburn

Terry Eickstaedt



VILLA GRANDE

Domestic Water Improvement District

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Minutes

June 25, 2026

Regular Meeting • Thursday, 6/25/26 Immediately following the Special Rate and Budget Public Meetings at 7:00 p.m.

Call to Order: Bernie Vargas called the meeting to order at 7:20 p.m.

Directors Roll Call: Present Bernie Vargas, Allen Grant, Cauy Washburn, Fernando Ruiz and Terry Eickstaedt.

Discussion/Action Minutes: The Regular Meeting Minutes of 6/25/26. A motion was made by Terry Eickstaedt to approve and ratify the minutes for the Regular Minutes of 6/25/26 as written and seconded by Fernando Ruiz. Vote unanimous 5-0. Motion carried.

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

Discussion/Action: New Business. No new business.

Discussion/Action: Pinal County Resolutions for FY 2026-2027. Joni Roerdink stated she had sent a copy to the directors last month, but Allen Grant was absent and we needed his signature on the Resolutions. These are the Annual Resolutions that go to Pinal County giving authorization to pay warrants, invest excess funds into interest bearing accounts, transfers, and we are also required to identify any outside banks that we use and the purpose of each of those accounts and the signers authorized on these accounts. This is the same document we sign every year and return to the County. A motion was made by Terry Eickstaedt and seconded by Allen Grant to approve and ratify the Pinal County Resolutions for FY 2026-2027 as written. Vote unanimous 5-0. Motion carried.

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 nor any issues with the booster pumps during the month. Terry Eickstaedt did report why VGDWID was having to watch the air bubble in the site glass on the hydro tank. He found the air hose from the compressor was leaking. It has been sealed. Terry also started shutting off the gate valve to keep the air from leaking back into the air hose and compressor. We are going to need a new compressor and air hose. We do not want to burn up the booster pumps from continually turning on and off trying to keep pressure.

Allen Grant asked about how much water we can expect to pump from well #2. Joni Roerdink stated...not a lot compared to well #1. The maximum at the time it was installed was about 50-65

gallons. When well #2 went down, the company put in a pump they had on the shelf. It was not as big as what was in there at the time, but we did not have well #1 online yet. Jack has been looking for additional options to increase the amount, but Joni does not have that information yet.

Discussion/Action: Generator Maintenance Update. Terry Eickstaedt stated the generator has 613.5 hours on it. The fuel tank is full. Terry Eickstaedt and Joni Roerdink hauled diesel fuel in containers until it was topped off. It was much cheaper than having it delivered due to the high delivery cost for such a small amount of fuel. We average about 1-2 gallons of diesel fuel usage each month. All other levels look good. We should need to change the oil in next year. Terry reported he had not seen any bees at the site. The only other issue was the weeds need to be removed.

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

- Water bills were sent out on 6/4/26 Final notices were sent on 6/5/26.
- Disconnects are scheduled for 6/15/26. Past Due Amount: \$3,028.39 with 24 past due customers. There were no disconnects in June.

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

- Coliform sample came back absent.
- Nitrates are at 4.66 mg/L. Joni reported the Nitrate levels are currently being reported on the monthly water bills (in the center of the page near the water usage).

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

- There is one leak on Colt in the roadway that Jack is currently trying to schedule. He does have to order asphalt. We are currently keeping an eye on it.

Discussion/Action: Approve and Ratify Expenditures & Purchases. The Board reviewed the Expenditures and Purchases as submitted for May 2026. Terry Eickstaedt made a motion to approve and ratify the expenditures and purchases as written. Cauly Washburn seconded the motion. Vote unanimous 5-0. Motion carried.

Adjournment: The Agenda being completed; Bernie Vargas adjourned the meeting at 7:33 pm.

Date: _____

Bernie Vargas

Allen Grant

Fernando Ruiz

Cauly Washburn

Terry Eickstaedt