



# 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

February 20, 2025 • Regular Meeting

**Call to Order:** Allen Grant called the meeting to order at 7:03 pm.

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

**Discussion/Action Minutes: The Regular Meeting Minutes of 1/16/25.** A motion was made by Ray Roerdink to approve and ratify the minutes for the Regular Meeting Minutes held on 1/16/25 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: ADEQ/Nitrate Treatment System.** There were no new updates from AdEdge. AdEdge did come to the site from January 21-24 and updated the software for the system. They also trained both Jack and Joni. We are still waiting for the updated maintenance manual and the responses from AdEdge to ADEQ regarding questions and concerns that ADEQ had. Joni spoke with Dina at WestLand and she asked if Joni would go take pictures of the labeling that ADEQ requested of each of the system lines. They need to have that information. There are still 5 or 6 questions that AdEdge has not given a response for. VGDWID is holding the retainer payment until these issues are resolved. We did have to order salt last week as we were down to 1.8 feet and didn't want to have the same issue as last month. That reading was at 40% which AdEdge did add the 40% alarm and another alarm at 20%. Salt Works requests a 3–5-day lead time which the 40% alarm will give us that lead time. Anitra, from Salt Works, did say if we were ever in a bind, they would get it here sooner. They prefer the 3–5-day lead time.

**Discussion/Action: Well #1.** We didn't have any issues with Well #1.

**Discussion/Action: Well #2.** We didn't have any issues with Well #2 other than it is still currently offline. Jack did purchase some of the parts to replace the above ground header. He hasn't had the time to do it yet. He also had to put a new impeller in one of the booster pumps.

**Discussion/Action: Generator Maintenance Update.** Terry Eickstaedt reported to Joni that the generator has 578.6 hours on it. The oil is good. The fuel tank was just below 5/8

full. Terry Eickstaedt said we will probably need fuel in March. Joni did reach out to CG Chevron who is the current provided for our fuel. She hasn't received a response yet which Joni thought was strange. She also sent a follow up email today so we could stay on schedule. Joni checked her email from him last year and he mentioned that they weren't making any large deliveries over 100 gallons anymore because they were so busy with other projects. Our deliveries were less than 100 gallons. She will continue to check on it. All other levels look good. There were no bees at the site.

**Discussion/Action: Permits for Water Service.** Joni heard back from the attorney last week. The attorney did review our policy guide. The attorney stated, " Domestic Water Improvement Districts are creatures of statute and can only act on the powers conferred on them by statute." The statutes he sees are only related to providing water and providing septic, building or zoning matters." He feels at this point the best we could do is try and add into our service rules that the service to be provided must be in compliance with all safety, building codes, and zoning ordinances of Pinal County. Joni provided the directors with copies of the "Special Rules for Service during construction." Page two included some of the additional questions Joni had submitted for his review. The attorney stated that if the concern was a true health and safety issue, it may be possible to make it retroactive. The attorney also stated that we could report violations as the Board of Directors to other agencies such as Code Enforcement and ADEQ and also stated that any concerned citizen could complain as well. Joni also asked if the Board approves this and makes it a part of our Customer Service and Policy Guide, should we have him review it first before notifying customers. He stated if we followed his guideline closely, it would probably not need his review. Joni asked which part of the Customer Service and Policy Guide he would recommend placing the information. His recommendation would be to add this in Chapter 1 after Temporary Service or Chapter 5 after Construction Standards whichever place the Board feels is the best. It was recommended by the board to place it in Chapter 1 after Temporary Service on page 4. A motion was made by Ray Roerdink to follow the recommendation of the attorney and place the information in the Customer Service and Policy Guide in Chapter 1 after Temporary Service and seconded by Terry Eickstaedt. Vote unanimous 4-0. Motion carried.

It has been recommended by the board that a courtesy letter be mailed out to all customers informing them of the policy changes. The letter would state that the DWID Board has noticed some zoning violations within the community and as board, the violations will be reported to the County if the conditions persist. Cauly Washburn recommended that we list some of the violations impacting our water sources such as a sample list. Such as "As you may be aware we recently installed a nitrate treatment system for the safety of the community in an effort to keep the water safe and comply to federal standards. In doing so, it has been brought to our attention several violations throughout The Villa Grande Domestic Water Improvement District, exist and list some examples of the violations." Also mention that if you are in violation of any of these rules from planning and zoning, the violation will be reported to the County. The Board has decided to extend this letter to resolve the violation until July 1, 2025. After that date, if the violation still exists, the Board of Directors will report violations to Pinal County.

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

- Water bills were sent out on 2/1/25. Final notices were sent on 2/2/25.
- Disconnects were scheduled for 2/11/25. Past Due Amount: \$1,630.92 with 19 past due customers. There were no disconnects last month.

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

- Coliform sample came back absent.
- Nitrates came back at 5.78 mg/L

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

- We did have a large leak across the canal as mentioned at the last meeting. If you look at the water loss sheet, the loss was substantial.
- Jack had numerous call outs during January for the system and the difficulties we had with that.
- He also had the call out for the leak across the canal.
- Jack also had to run a line from where the ¼" tubing from the system was running on the concrete. ADEQ didn't want the water to accumulate on the concrete. He ran a permanent underground line.
- Jack also asked Joni to make a maintenance log book and it is placed in the storage shed. He will document each time he comes out and what was done.

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

**Adjournment:** The agenda being completed; Allen Grant adjourned the meeting at 7:26 pm.

Date: \_\_\_\_\_

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Bernie Vargas

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Allen Grant

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Ray Roerdink

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Cauy Washburn

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Terry Eickstaedt