

SAGUARO VIEW MANAGEMENT, INC
Board of Directors Scheduled Meeting Minutes

November 18, 2023 – Saturday - 10:30 AM – Asante Library
16755 W Vereda Solano Dr, Surprise, AZ 85387

Surprise Fire Department Fire Danger Briefing: Many thanks to the Surprise Fire Department for meeting with us.

Meeting called to order at 11:00

- Approve Draft Agenda and confirm quorum: A quorum was confirmed, Mike Holguin and Mary Greenawalt in attendance and Trish Oldham attending via open phone line. Mike made a motion to approve the draft Agenda, Trish seconded and all approved. Motion carries. There were 9 members in attendance.
- Approve the March 18, 2023 Draft Meeting Minutes: Mike made a motion to approve the March 18 Minutes, Mary seconded and all approved. Motion carries.
- Approve the April 15, 2023 Draft Meeting Minutes: Mike made a motion to approve the April 15, meeting Minutes, Trish Seconded and all approved. Motion carries.
- Treasurer's Report: Mary gave the treasurer's report based on the financials from September 30, 2023 as she had not received the October Financials as of the meeting date. The Insurance is the same amount as last year and is paid, the business license has been renewed and the past dues after the Assessment billing is currently \$3515.75.
- Housekeeping Tasks:
 - SVM Consumer Confidence Report: the results of the 2022 Consumer Confidence Report has been received and is posted on the Saguaro View web site under the water tab. Once again, we are in full compliance.
 - PFAS Report: ADEQ requested last June to draw a water sample from our well to test for PFAS, and other like chemicals used in things like fireproofing children's pajamas. This test was done at ADEQ's expense as they are trying to gauge how bad this exposure has become. **No PFAS were detected in our well.**
 - Hiring a new water operator for the well site: Mike made a motion to hire Long Water Management to handle testing and compliance required by ADEQ. Long will visit twice a month and handle all reports and samples. Mary seconded, all approved. Motion carries.
 - Water Doggz proposed rate increase: After taking over well maintenance earlier this year, Water Doggz proposed an increase in some of their fees due to increased costs of supplies and materials. Mike made a motion to approve these increases and sign a contract for one year. Trish seconded, All approved. Motion carries.
 - Low Water Alarm at well site: As we have only had one quote for a system to monitor and alert us if there is an incident of low water in the tanks, Mike recommended forming a committee to continue research and find additional quotes. It was also decided we will have K2G post an alert on the website home page in the event of a water outage. We actually got to implement this Monday.
 - Set up Storage Tank Cleaning schedule: Mike has contacted a company to do this and is waiting for a reply. He is also in the process of researching liability of having this done.
 - Annual Bonuses for well operator and meter reader: It was decided that since Water Doggz is a vendor for Saguaro View and not a private person, they will not be given an annual bonus for

work they are being paid to do. Our meter reader, Roxanne Everett, is retiring after many years as our meter reader. Mike made a motion to give Roxanne \$500.00. Mary seconded and all approved. Motion carries.

- Road Grading Schedule: Mike is trying to find some road grading companies to give us quotes, he says we will have the roads graded twice a year.
- 2024 Budget: Mary will work on the budget and get back with the board.
- Review 2024 BOD Elections: Two Seats (2)
- 2024 Meeting Dates: Trish and Mary will get together and compile a letter to send out to all members, detailing sending in Bios, how many seats are open and dates.
- Mike handled the 5 year Emergency Plan for the well and water use requested by Arizona Department of Water Resources earlier this year. It was discovered that the last time this plan was completed was 10 years ago and no-one knew how to complete the many paged report. Mike called and got help from the ADWR on what was needed and got the report submitted.
- Mary made a motion to adjourn. Trish Seconded and all approved. The meeting was adjourned at 11:51

Respectfully Submitted by:

Trish Oldham
Secretary
Saguaro View Management, Inc