

Clear Creek Pines Unit 2 Water Well Users Association, Inc.

**2017 ANNUAL SHAREHOLDER'S MEETING MINUTES
September 3rd, 2017**

The Annual Shareholders Meeting for Clear Creek Pines Unit Two Water Well Users Association, Inc. was held on Sunday September 3rd, 2017 at 215 Long Valley Rd, Happy Jack AZ 86024 (Lot #33, Clear Creek Pines Unit Two). Since 34 shareholders were present along with 5 shareholders by proxy, the By-Law requirement for a majority of 53 shareholders was satisfied. Ron Perryman, President of the Corporation presided as the meeting chairman and Steve Lightfoot, Secretary of the Corporation recorded the meeting minutes.

In memorial to longtime Board member Harry Grider, who passed away in 2017; Harry is remembered for his enthusiasm and service with the Water System Board of Directors for over 25 years. Conversations with Harry were always filled with encouragement from his happy heart and spontaneous wit. We will miss Harry's presence with every Board and Annual Meeting.

The 2016 Annual Meeting Minutes were presented by Steve Lightfoot and approved. The 2016 Financial Report prepared by Heritage Certified Public Accountants, PLLC was reviewed by Steve Lightfoot and approved.

The summary of annual revenue and expenses for years 2007 through 2017 year-to-date was presented by Steve Lightfoot. This 10 year annual financial comparison report provides a compact summary of the operating and maintenance history of the water system. During the meeting a question was raised that could not be answered on the \$1470 water line repair expenses in 2016. After the meeting, the source of this expense was determined as multiple repairs that spanned multiple years and that were not invoiced until 2016 by the contractor Sam Hiatt.

The Board of Directors recommended an annual assessment of \$350 per lot for September 2017 through August 2018. In round numbers the current bank balance is \$17k. A \$350 assessment will collect \$17k for a total of \$34k in funds for the next 12 months to cover estimated operating expenses of \$8k with remaining funds of \$26k in reserve for unplanned maintenance and repairs. This assessment was motioned and seconded. The assessment amount, the level of reserve funding along with the leaking condition of the 2nd water storage tank was debated. The \$350 annual assessment was voted as approved.

The water system is in compliance with ADEQ standards for operation and water testing. The water system certified operator services for testing and other compliance with ADEQ are provided by Rim Country Water Testing (Don Ascoli).

The nominations for the Board of Directors included the following 13 shareholders. Myndi Brogdon, John Chappel Jo Fusion, Randy Garrison, Joe Guiliano, Jennifer Haggard, Rick Johnson, John Korcal, Steve Lightfoot, Joe Miller, Ron Perryman, John Popp, and Scott Unglaub. With such a generous turnout of volunteers to share the water system operation and maintenance responsibilities, it was motioned to vote approval or disapproval of all nominated Directors as a group. The group of all nominated Directors was voted as approved. Per the By-Laws, the Officers are nominated and elected by the Directors at the first Board of Directors meeting.

The meeting was voted to adjourn.

Respectfully submitted,



Steve Lightfoot, Secretary / Treasurer