

Chandler Heights Citrus Irrigation District

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Office Hours – Monday through Friday 7:30am -2pm

A public meeting of the Chandler Heights Citrus Irrigation District was convened on Wednesday, November 09, 2022 at 26651 S Valencia. President of the Board Ella O'Neill, Directors of the Board Elizabeth Fulghum, Pamela Cain, and Board Secretary Lynn O'Malley were in attendance. Also attending were Lynn Leatherdale, Aram & Steve Perron, Tony & Jennifer Cardinale, Don Hannum, Bryan and MaryAnn Doi, and Pat O'Malley.

Call to Order/Pledge of Allegiance

- The meeting was called to order on Wednesday, November 9th, 2022 at 7:00 pm.

Call to the public

- Jennifer Cardinale asked for Election, Candidate and Board Member information. Elizabeth Fulghum directed her to existing information on the website and reviewed the 2022 process.
- Tony Cardinale requests that CHCID Staff gossip cease.
- Aram Perron asked how or when to get answers to her questions from past Board meetings.
- Ella O'Neill responded that typically the Board will respond to specific questions via phone call or e-mail. Regarding Aram Perron's issues, Ella and Aram met privately after the meeting to discuss.
- MaryAnn Doi is hearing that apartment buildings are being built in district and wanted to know what community and Board could do to have Queen Creek deliver water instead of CHCID. Ella responded this issue has been discussed in past Board meetings and documented in minutes available on the website.
- Pat O'Malley -ADWR / Fifth Management Plan (SMP), needs to be circulated. Fifth amendment plan is improved. On both Domestic and Irrigation side there will be conservation rules that will be applied that take effect in 2025. No details yet about how much or how we will have to track/implement new rules.

Old Business

- October 19th minutes were read and approved.
- Domestic Meters – 1079. New meters still needing changeout -140.
- Harmony/Ampstun update. Just passed our inaugural billing using the drive-by system and incorporating the Harmony/Ampstun software with the master meter. It was a successful billing period with only a couple of outstanding accounts. We are thankful for the community being patient with our software transition.

New Business

- Lynn O'Malley, CHCID's new office manager, was presented for affirmation as Board Secretary. Motion to affirm was made by Elizabeth Fulghum, seconded by Pamela Cain. Motion passed unanimously.

- Easements problems have been an ongoing problem. Leaks are hard to access with our equipment due to residents overgrown brush and fences that encroach on the easements. Easement policies are documented in several places - Rules and Regulation/ Bi-Laws, Exhibit 7 - as well as in the meter agreement everyone had to sign for a new meter. This Board has been sending out notifications for infractions with warnings of consequences.
- Hydrant Meters. CHCID has 5 hydrant meters. We have become aware of a contractor renting a meter and taking the water out of the District. We are enforcing the rule of District use only, therefore that meter has been pulled. Present policy requires a 1 year term limit with a 6-month renewal for active construction.
- Employee Manual update – Elizabeth continues working on adding updates needed as payroll software has changed. New payroll software's lengthy manual will be added as an addendum to the document.
- Board Election Process – As an added agenda item, Elizabeth Fulghum clarified for Jennifer Cardinale the Board election process. We are bound by Maricopa County Guidelines and the AZ Revised Statutes for elections. The elections are held in November for the following year. Board members serve a 3 yr term which are staggered yearly. If a candidate runs unopposed and in accordance with Maricopa County's Election calendar, Maricopa County will agree to suspend the election. The election process is published on the CHCID website.

Action Items

- Elizabeth will continue to work on the Long-Range Plan and continue to gather info regarding a current Burden Rate.
- Easement letter to be mailed to the residents that are encroaching or blocking off the easements with block walls fences blocking CHCID of easement.
- Pamela Cain will contact Simonton with NextStar Construction to reaffirm they will abide by our easement agreement.
- Ella will contact CHCID lawyer to find out what our rights are for residents who have completely blocked off our easement.
- Contact San Tan Construction for water limits for new developments.
- Work order for Field Tech to take Harmony system and do a data dump on Zaborski meter for the past 3 months.

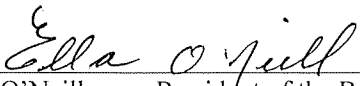
Meeting moved into Executive Session at 7:40 pm – discussion of HR/Personnel issues. A.R.S. § 38-431.03 (A) (1) (D) Executive Session concluded at 9:14 pm returning to open meeting.

Adjournment

Elizabeth Fulghum motioned to adjourn the meeting.

Pamela Cain seconded the motion.

The meeting was adjourned at 9:16 p.m.


 Ella O'Neill President of the Board


 Elizabeth Fulghum Director of the Board


 Pamela Cain Director of the Board