



Chandler Heights Citrus Irrigation District
PO Box 9038

Chandler Heights AZ 85127

Office 480.988.2731

Fax 480.988.4015

chcid@chcid.org

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

A public meeting of the Chandler Heights Citrus Irrigation District was convened on August 9, 2023 at 26651 S Valencia. President of the Board Elizabeth Fulghum, Directors of the Board Ella O'Neill, and Pamela Cain, Acting Recording Secretary Alicia Diaz, superintendent Alfonso Garcia, Greg Dunnann, Gregory Beers, Cynthia Beers and Winn Workman were in attendance.

Call to Order/Pledge of Allegiance

- The meeting was called to order on Wednesday August 9, 2023 at 7:00 p.m.

Call to the public

- Gregory and Cynthia Beers questioned why they are paying so much in taxes. Elizabeth explained that the property tax rates are set up by Maricopa County and we have no control over them.
- Winn Workman questioned how much he needs to pay for the broken risers on his property. Alfonso gave him the price we have on Exhibit 3 \$250 per riser. Pam will write up a complaint form that Winn can sign in order to have proper documentation of his risers being broken by the dirt work trucks of the housing project to his South.

Old Business

- Read and approved July meeting minutes
- Personnel - We are still looking for 2 Zanjeros. We have a candidate who will be applying once he returns from his trip. Elizabeth brought up the bonus program we have in place for employees who bring in candidates. Employees must work at least 90 days in order to get their bonus.
- Cruz has not taken a vacation for years. His time accumulated for 2023 will be carried over to 2024 per board.
- Status of easement violations. We are still waiting on the lawyer's recommendations for next steps after customers receive easement letters.
- Office improvements - Vinyl flooring is ready to be installed. Pam is looking for bids and also looking for a person to remove carpet from building. We will post on the District Facebook and also by word of mouth. The pay will start at \$15 per hour under general labor.
- Exhibit 3 has been updated on our website to reflect fees for damages to other properties.

New Business

- Approved Budget and Capital Expense Planning was sent to Chriss our accountant.

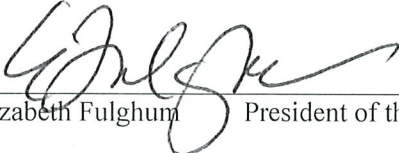
- Private Line information - CHCID is responsible to open up valves to the private drop. After that the Owners are responsible to open and close risers on their private property. Stand pipes are opened only by zanjeros unless the CHCID easement standpipe has been enclosed within the homeowner's wall. In that case, the homeowner needs to open the standpipe. There are a few situations like this and it's not been a problem until there is a new owner and he is not aware of his responsibilities. CHCID will need to document the process and put on the website.
- Church on San Tan will receive a 1" meter but needs to run a line to connect to a 6" pipe.
- SWC Power and Riggs Mini storage – Need to go back to developer regarding meter size and piping size requested.
- Well #3 was fixed on 8/9/23

Action Items

- Elizabeth set up meeting with Mini Storage on water demands.
- Elizabeth set up meeting with attorneys to go over easements
- Pam - find person to remove carpet and install flooring.
- Pam will compose a complaint form for Winn Workman for his broken risers.
- CHCID to document private line policy and add to website.
- Alicia will run a report to see how much water we used through our hydrant meters.
- Greg Dunnan needs to send preliminary report to TTC

Adjournment

- Pam Cain moved that the meeting be adjourned
- Ella O'Neill seconded the motion
- Meeting was adjourned at 7:55 pm


 Elizabeth Fulghum President of the Board


 Ella O'Neill Director of the Board


 Pamela Cain Director of the Board