

# Board Meeting Minutes

8/7/2021

- Meeting was called to order.
- Bryan Staley made introductions and detailed the intent and purpose of the meeting.
- Bryan Staley committed to the attendees that the Board is and will be completely transparent.
- Bryan Staley introduced Jerry Worsham, an attorney with RCALaw, that specializes in AZ water rights. Jerry was retained by Bryan and Tina Staley at their cost and with no cost to the Bonita Creek community.
- Jerry Worsham was hired to understand what the Bonita Creek Community is now being governed by, and by whom.
- Jerry Worsham was brought to the Board Meeting to be available for Q&A for the Bonita Creek community.
- Jerry Worsham was given the floor to talk about the history of the Water Company, contractual terms, and where we are today.
  - Jerry stated he was not asked to change anything or fix anything, just to review status and where we are at
  - Jerry reviewed all pertinent documents applying to the Bonita Creek Water Company from 1966 forward
  - Jerry described the process for the appropriation of water rights in the State of Arizona
  - Jerry described the parties that are actively involved in pursuing water rights in the State of Arizona, including SRP, Native American tribes, among others like the Bonita Creek Water Company
  - Jerry detailed Terms & Conditions of the current agreement between the Bonita Creek Water Company and the Salt River Project and what the Bonita Creek Water Company is entitled to, which is currently 15 acre feet from the Cragin Reservoir
  - Jerry stated that water drawn from wells or siphoned from the creek is counted against the 15 acre feet allocation and community members should consider metering these water draws for confirmation with SRP
  - Jerry stated that SRP recognizes that one individual tract in the Bonita Creek Community has water rights that are not covered by the current SRP – Bonita Creek Water Company
  - Jerry stated that SRP is still working with ADWR to certify and validate the agreement
- Bryan provided to the attendees the following documents
  - An SRP created summary of what the patrons of the Bonita Creek Water Company are entitled to and how the agreement affected the community members
  - A summary of the community water rates

- A summary of the history of all documents affecting the Bonita Creek Water Company that was created by Jerry Worsham
- A new website was created by Bryan Staley specific to the Bonita Creek Water Company, such that it is distinct and separate as its own entity and not tied to the Bonita Creek community
- The floor was opened up for Q&A of Jerry Worsham by the Bonita Creek community members
  - Community members posed and Jerry Worsham fielded various questions from community members related to SRP water rights, the Bonita Creek Water Company agreement with SRP and what avenues community members have to pursue water rights outside of the Bonita Creek Water Company and SRP agreement
- Q&A was formally ended
- Derek Olsen provided a Water Company Financial update that included
  - Each month we run at an approximate \$2k deficit, where expenses exceed the monthly income
  - Over the last 2 months expenses have declined a bit and lower than average
  - We have had several donations and added a few additional customers
  - As a result, we are funded for the next 2-3 months
  - We have \$1000 in Savings and \$5000 in Checking
  - Appears that we will remain viable financially until the rate increase can go into effect
- Water Company infrastructure improvements and Pump House improvements will be funded by the WIFA loan. Only amounts of the loan actually used will need to be paid back
  - There is a good chance that the money actually used is waived and will not need to be paid back
- Bryan made it a point to recognize all previous Water Operators that have volunteered on past boards.
- Ken Nagy was acknowledged by the Board for his efforts in supporting the Bonita Creek Water Company over the last seven years.
- Meeting was adjourned