Pine-Strawberry Water Improvement District ("PSWID")

REGULAR MEETING MINUTES

of the Board of Directors at the following time and place:

Thursday, September 24, 2026, 4:00 p.m.

Pine-Strawberry Water Improvement District Administration Building

6306 W. Hardscrabble Mesa Road, Pine, Arizona 85544

APPROVED

REGULAR MEETING MINUTES

1. CALL TO ORDER – Cory Ellsworth at 4:01PM, PLEDGE OF ALLIGENCE (Cory Ellsworth, INVOCATION (Mellisa Durbin)
2. ROLL CALL – Cory Ellsworth
   Present: Cory Ellsworth, Beth Pierson, Brent Pruit and (David Diggs absent), Kent Thompson, Roger Childers and Teresa Hasenwinkel.
   DECLARATION OF A QUORUM– Cory Ellsworth

3. APPROVAL OF MINUTES OF THE FOLLOWING MEETING(S):
   Regular Meeting held on 8-27-2026.
   Motion to approve regular meeting draft – Beth Pierson), 2nd – (Teresa Hasenwinkel), All said Aye.

4. Call for Public Comment: Annie Bryant (Strawberry View) Concern about continued construction activities and the SV# Deep Well Site condition.

5. REPORTS TO THE BOARD. No discussion is allowed.

   A. Secretary (Kent Thompson) – Hard copies are available for 2025 and 2026 board meeting minutes.
   B. Treasurer (Teresa Hasenwinkel) – PSWID bank switch from PNC to Chase Bank is complete. We are saving $2000.00 a month on fees. Chase has special accounts for small districts like us.
   C. Vice Chairman (Beth Pierson) – Checking on Leadership Skills training.
   D. Chairman (Cory Ellsworth) –Nothing to Report

6. REGULAR AGENDA ITEMS:

A.District Manager's Report (Melissa Durbin)

1. Lead and Copper pot holing on service lines continue. We are making good progress. We have 978 left to check. No water quality issues. We had extra water quality testing done free of charge by AZDEQ for PFAS, Nitride, Nitrite and Nitrate to get baseline numbers.
2. Known water loss was at 26%. We produced 10M gallons in August.
3. Notice sent out from the district to 147 customers that have backflow preventers that

are required to be tested and inspected annually.
4. A new server has been installed in the manager's office. As part of this process, older files were boxed and relocated to the storage unit.
5. Staff have been proactively contacting District customers to verify and update account information. 26 accounts have successfully completed a name change.

PROJECTS UPDATE:

A. **PHASE- 1 OF C-900 MAIN PIPELINE-- Apache Underground and Excavation** has completed Phase 1 of C-900 installation in the Fuller Rd area and will go on to the next phase on Ralls Rd. to HWY 87.

B. **PROPOSAL TO REPLACE ONE MORE PRV IN PORTAL 3**. See Regular Agenda Item G.

C. **SV3 DEEP WELL SYSTEM:** Still waiting for final approvals (AOC) and new water testing results from the deep well because test numbers expire after one year. New downstream discharge piping at Rim View and Ralls Dr. being installed to handle the increased flow from the deep well system.

B. District Attorney Report (Steve Wene) The Halprin litigation has changed. Halprin is representing herself and has asked for a new trial. There is no real legal basis to justify a new trial. We will ask for all legal fees to be paid by Halprin if any of this goes forward.

C. UPDATE ON THE PENDING PURCHASE OF THE BUILDING AND PROPERTY PSWID CURRENTLY LEASES. (Teresa Hasenwinkel): Pioneer title has drawn up the escrow instructions. We are set to close on October 1st. Chairman Cory Ellsworth is set up to sign the document electronically. Steve Wene advised us we can't make a motion to designate Cory as the signee under this agenda item. We must have a Special Session to do that. A special Session was set for September 28, 2026, to designate Cory Ellsworth to sign the closing documents.

D. RESTORATION OF THE RESPONSIBILITIES OF THE DISTRICT MANAGER TO THE DISTRICT RULES AND REGULATIONS: (Melissa Durbin) Melissa presented the list of the District Manager responsibilities that needs to be added back into the Rules and Regulations. A motion was made to restore the list of District Manager responsibilities to the Rules and Regulations. **Motion (Beth Pierson) 2nd (Teresa Hasenwinkel) Vote—All said Aye.**

E. ADD POLICY TO THE EMPLOYEE HANDBOOK RELATING TO WATER DISTRIBUTION OPERATOR CERTIFICATION AND DEALINE REQUIREMENTS. (Melissa Durban) We need to make it clear that certain training and certifications earned are required by the District within a certain amount of time—need to state deadlines for the successful completion of these requirements. Motion to add this policy to the District Employee Handbook. **Motion: (Beth Pierson) 2nd (Cory Ellsworth). Vote: All said Aye.**

F. Request for the Board of Directors to hold a workshop on the SV3 (Deep Well) site (David Diggs) No action taken. Need to schedule workshop.

G. JOB PROPOSAL TO INSTALL ONE NEW PRESSURE REDUCING VALVE (PRV) IN PORTAL 3. This project will replace an additional old PRV we have discovered which is causing pressure issues in Portal 3. **Motion made the board approve $72,788.72.00 for pressure reducing valve work in portals three. Motion (Kent Thompson) 2nd (Beth Pierson). All said Aye.**

APPROVED

7. **INDENTIFY POTENTIAL AGENDA ITEMS FOR THE NEXT SCHEHULED BOARD OF DIRECTORS MEETING ON October 22, 2026.**

    A. **DISTRICT MANAGER'S REPORT**
    B. **DISTRICT ATTORNEY' REPORT**
    C. **COMMERCIAL RATE FOR SHORT TERM RENTALS**
    D. **FINAL UPDATE ON THE PURCHASE OF THE DISTRICT LOCATION PROPERTY.**
    E. **PUBLIC WORKSHOP ON THE SV3 DEEP WELL SITE.**

8. **MOTION TO ADJOURN – Motion – (Brent Pruitt), 2nd – (Kent Thompson), – All said Aye**.

APPROVED