ARISTOCRAT RANCHETTE WATER PROJECT, INC.
MONTHLY BOARD MEETING MINUTES
MAY 13th, 2026

The meeting was called to order 7:00 P.M.

PRESENT: Board members Hurshell Malone, Dan Swesey, Deb Carpenter, Jay Scolnick, Leti Hurtado, Administrator/Secretary Melissa Roth, Assistant Water Operator Andreas Adams, and Consultant Brian Filkowski.

It was determined that there were enough board members present to have a quorum.

A motion was made by Deb Carpenter to approve the presented agenda. This motion was seconded by Dan Swesey. This motion passed.

A motion was made by Dan Swesey to accept the Reading and Disposal of any unapproved minutes. This motion was seconded by Deb Carpenter. This motion passed.

A motion was made by Deb Carpenter to approve the financials. This motion was seconded by Leti Hurtado. This motion passed. Financials were signed off on by all present BoD members.

NEW BUSINES: Sales Tax Refund- The sales tax refund request was denied. The denial stated that a prior request for additional information had been sent, but ARWP did not receive that notice. Kyleigh contacted the state and was informed that appealing or reapplying could result in a $4,000 fine and would not reopen the case.

Paving- The board reviewed paving bids for patch work needed after service installations and unfinished work from the project. A motion was made by Deb to approve the $2,694.05 paving invoice for patching five properties, payable once the work is completed. This motion was seconded by Dan and passed. A separate motion was made by Deb to approve the $4,047.05 paving invoice for the work not completed by CRC, payable once the work is completed, with the amount to be withheld from CRC's final payment. This motion was seconded by Dan and passed.

Utility Service Agreement- The board discussed restructuring the water tap agreement for the third filing. The board discussed setting the tap cost at $36,000, with $15,000 due up front and the remaining balance paid at $50 per month over 35 years. Water service charges and usage fees would begin at the time of purchase. The agreement would be tied to the land, and the remaining balance would become due upon sale or transfer of the property. There would be no penalty for early payoff. A motion was made to approve moving forward with the agreement under these terms, with the final written agreement to be sent to the board for review. This motion was seconded and passed. The board also discussed sending letters to property owners once the agreement is finalized.

OLD BUSINESS: Employee Health Benefits- Andreas reported that available health plans were around $500 per month or more. The board discussed contributing $400 per month toward his health coverage through the HRA program, with Andreas responsible for the remaining amount. The board also discussed increasing Melissa's AFLAC benefit by $211.88 per month. The Take Command HRA program cost was discussed at $50 per month for administration and compliance. A motion was made to approve the health benefit contribution amounts. This motion was seconded and passed.

COMMUNITY BUSINESS: None presented.

ADJOURMENT: With no further business, a motion was made by Dan Swesey to adjourn. This motion was seconded by Deb Carpenter. This motion passed.

SUBMITTED: **APPROVED:**

Melissa Roth
Secretary