

**NOTICE OF PUBLIC MEETING OF THE VERDE GLEN  
DOMESTIC WATER IMPROVEMENT DISTRICT (DWID)**

Notice is hereby given, pursuant to **A.R.S. § 38-431.02**, to the general public that the Verde Glen Domestic Water Improvement District (DWID) will hold a virtual meeting, open to the public, on

**September 12, 2024  
@6:30 PM PST.**

The public may join in view/listen only mode to the meeting using the links below. However, this access is dependent on the availability of internet connectivity.

- Join Zoom Meeting  
<https://us06web.zoom.us/j/81305872308?pwd=837J8rCePww6CSTKJcKgwbhNO96Tka.1>
- Join by Telephone : [1 253 205 0468](tel:12532050468)
- Meeting ID: 813 0587 2308 Passcode: 640148

**Verde Glen DWID Regular Meeting Agenda**

1. Call to Order
2. Roll Call
  - Hether Krause, Chair
  - Teresa Retterbush, Vice Chair
  - Barbara Cuomo, Treasurer
  - Andy Harris, Secretary
  - Nate Schmidt, at large member
3. Welcome and Introductions – Hether Krause, Chair, Verde Glen DWID – **INFORMATION Item**
4. Acceptance of Real Property from Verde Glen POA– **ACTION ITEM**  
Attachment A – VG Quit Claim Deed
5. Acceptance of Personal Property from Verde Glen POA – **ACTION ITEM**  
Attachment B – VG Bill of Sale
6. Community Water System – **ACTION ITEM**  
Authorization to send letter to ADEQ changing from Transient, Non-Community Water System to Community Water System.
7. Insurance Update, Coverage and Costs – **INFORMATION ITEM**
8. Verde Glen Website – **INFORMATION/DISCUSSION ITEM**  
[www.verdeglendwid.com](http://www.verdeglendwid.com)
9. Set Verde Glen DWID Meeting dates for the next year – **ACTION ITEM**
10. Future Funding Opportunities – **INFORMATION /DISCUSSION ITEM**

11. Treasurer Report – **INFORMATION ITEM**

July/August 2024 Financial Update, full report in October, Bank Account update  
Attachment C – July/August 2024 Financial Report

12. Call to the Public – Please raise your hand or write your question in the chat portion of the meeting.

13. Agenda Items for October 2024 – **INFORMATION/DISCUSSION ITEM**

- a. Fee Structure
- b. Emergency SOP's
- c.
- d.
- e.

14. Adjournment – **ACTION ITEM**



When recorded mail to:

Verde Glen Domestic  
Water Improvement District  
232 South Conifer Drive  
Payson, AZ 85541

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QUIT CLAIM DEED

FOR GOOD AND VALUABLE consideration, the receipt and sufficiency of which is hereby acknowledged, **VERDE GLEN PROPERTY OWNERS ASSOCIATION** (Arizona Corporation Commission Entity No. 09666210), GRANTOR, does hereby convey, transfer and quit claim unto **VERDE GLEN DOMESTIC WATER IMPROVEMENT DISTRICT**, the GRANTEE, any and all right, title and interest to the following described real property in Gila County, Arizona:

**PARCEL NO. 1**  
(302-07-037)

The East 65 feet of the North 20 feet of Southwest quarter of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 26, Township 12 North, Range 10 East, Gila and Salt River Base and Meridian, Gila County, Arizona.

**PARCEL NO. 2**

An easement over the East 65 feet of the North 45 feet, excepting the East 65 feet of the North 35 feet thereof, of the Southwest quarter of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 26, Township 12 North, Range 10 East, Gila and Salt River Base and Meridian, Gila County, Arizona.

**PARCEL NO. 3**  
(302-07-028)

Tract B, VERDE GLEN 2, according to Map No. 269, Records of Gila County, Arizona.

**PARCEL NO. 4**  
(302-05-001G)

BEGINNING at the Northeast corner of the West one-half of the West one-half of the Northeast quarter of the Southwest quarter of Section 26, Township 12 North, Range 10 East, Gila and Salt River Base and Meridian, Gila County, Arizona, said point being the TRUE POINT OF BEGINNING;

## Attachment A

THENCE South 89°35'00" East along the East-West mid-section line of the said Section 26, a distance of 329.52 feet to the Northwest corner of the East ½ of the Northeast quarter of the Southwest quarter of the said Section 26;

THENCE continuing South 89°35'00" East along the said East-West mid-section line, a distance of 88.95 feet to the North Westerly corner of the Subdivision of Verde Glen 3, According to Map No. 393, Gila County Records;

THENCE South 23°14'30" West, along the Westerly line of the said Subdivision of Verde Glen 3, a distance of 178.11 feet;

THENCE North 89°35'00" West, being parallel to the said East-West mid-section line of Section 26, a distance of 365.26 feet to a point on the Easterly line of that property as conveyed by Arizona Title Insurance and Trust Company as Trustee, to Uni-Tek, an Arizona corporation, in Agreement recorded in Docket 367, Page 377;

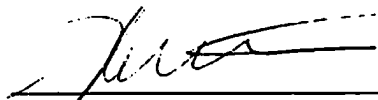
THENCE North 4°20'02" West, a distance of 164.73 feet to a point on the said East-West mid-section line;

THENCE South 89°35'00" East, a distance of 29.52 feet to the TRUE POINT OF BEGINNING.

This instrument is exempt from the requirements of A.R.S. § 11-1131 *et seq.* pursuant to A.R.S. § 11-1134(A)(4).

DATED August 6, 2024.

VERDE GLEN PROPERTY OWNERS  
ASSOCIATION (Arizona Corporation  
Commission Entity No. 09666210),  
the GRANTOR:

  
\_\_\_\_\_  
By HUNT WINSTON  
Its President





## BILL OF SALE

For valuable consideration received, the VERDE GLEN PROPERTY OWNERS ASSOCIATION, INC. (Arizona Corporation Commission Entity No. 09666210) does hereby convey, sell, transfer and assign to the VERDE GLEN DOMESTIC WATER IMPROVEMENT DISTRICT the items and assets listed below.

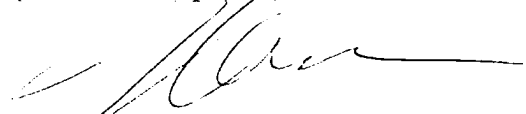
1	Booster Pump Station: VG1 - Pump 1	<i>1.5 HP pump, 1.5" galvanized discharge piping, flow meter, psi gauge</i>
2	Booster Pump Station: VG2 - Pump 1	<i>1.5 HP pump, 1 1/4" galvanized discharge piping, flow meter, psi gauge</i>
3	Building: VG2 Pumphouse	<i>100 sq ft wood frame building, with water and electrical utilities</i>
4	Building: VG1 Pumphouse	<i>540 sq ft wood frame building, with water and electrical utilities.</i>
5	Chlorine System	<i>Sodium hypochlorite disinfection; one 3 gph peristaltic pump, automated</i>
6	Distribution: Meters (services)	<i>45 - 3/4" direct read meters</i>
7	Distribution: Pipe	<i>2" - 4" ABS and Sch 40 PVC; sections of well and pumpstation piping includes galvanized.</i>
8	Distribution: Valves	<i>One (1) 2" isolation valve</i>
9	Distribution: Valves	<i>Two (2) 2" isolation valves</i>
10	Equipment: Generator	<i>7550 watt Generac generator; powers well pump and booster pump at VG1 Pumphouse</i>
11	Facility Site: VG 1 Pumphouse	<i>Secured pumphouse, secured well head, no perimeter fence, no outdoor lighting; no facility ID signage.</i>
12	Facility Site: VG 2 Pumphouse	<i>Secured pumphouse, no perimeter fence, no facility ID signage.</i>

## Attachment B

13	Pressure Tank: 1	500 gal hydro tank. 1.5" galvanized inlet/outlet piping. Located inside VG2 pumphouse; fed by VG2 booster pump; automated.
14	Pressure Tank: 2	115 gal bladder tank. 1 1/4" galvanized inlet/outlet piping.
15	Pressure Tank: 3	115 gal bladder tank. 1 1/4" galvanized inlet/outlet piping.
16	Storage Tank: Tank 1	10K gal above ground steel storage tank. 1" inlet, 2" outlet galvanized piping.
17	Storage Tank: Tank 2	10K gal above ground steel storage tank. 1" inlet, 2" outlet galvanized piping.
18	Well (55-641886)	14 gpm well, 8" PVC casing, 1" galvanized discharge piping. No flow meter, feeds 10K gal storage tanks.
19	Files	All files in storage at pump house, files in procession by board members
20	Software	QuickBooks
22	Tools	Hand tools located in pump houses
23	Bank Accounts	Chase Bank - Checking and Savings
24	Receivables	All POA receivables

Executed this 6 day of ~~June~~ <sup>August, 2024.</sup> ~~2024.~~ *FTW*

VERDE GLEN PROPERTY OWNERS ASSOCIATION, INC.  
(Arizona Corporation Commission Entity No. 09666210)



By Hunt Winston  
Its President

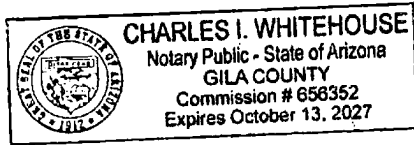
Attachment B

STATE OF ARIZONA )  
 ) ss.  
County of Gila )

SUBSCRIBED AND SWORN to before me this <sup>August</sup> ~~6th~~ day of ~~June~~, 2024,  
by Hunt Winston, as President of the Verde Glen Property Owners Association,  
Inc. (Arizona Corporation Commission Entity No. 09666210).

Charles I. Whitehouse  
Notary Public

10/13/2027  
My Commission Expires





# Verde Glen DWID

## Financial Report

July - August, 2024

	TOTAL
Income	
Unapplied Cash Payment Income	238.34
WATER COMPANY RESERVE FUND	1,785.01
WATER SALES	9,517.62
<b>Total Income</b>	<b>\$11,540.97</b>
GROSS PROFIT	<b>\$11,540.97</b>
Expenses	
Computer and internet expenses	555.85
Insurance expense	1,426.51
Legal and Professional Fees	1,721.50
QuickBooks Payments Fees	43.03
UTILITIES	491.61
WATER OPERATOR FEES	1,260.00
Website	848.00
<b>Total Expenses</b>	<b>\$6,346.50</b>
NET OPERATING INCOME	<b>\$5,194.47</b>
Other Income	
Interest Income	0.04
<b>Total Other Income</b>	<b>\$0.04</b>
Other Expenses	
Depreciation Expense	442.34
Remy Reimbursement	3,000.00
Sales Tax Collected and Paid to State	533.84
<b>Total Other Expenses</b>	<b>\$3,976.18</b>
NET OTHER INCOME	<b>\$ -3,976.14</b>
NET INCOME	<b>\$1,218.33</b>