



Sky Hi Domestic Water Improvement District
Board of Director's Scheduled Meeting October 25, 2023
Meeting Minutes

Board of Directors meeting chaired and called to order by the Chairman Bill Lucas on 10/23/2023 at 1:03 PM, at the Sky Hi DWID pump house.

In attendance: Bill Lucas, Bill Bro (via phone), Kathy Little, Maury Williams, and Brian Uren (via phone).

Call to the public: Mike Fraiser with DW Tower, LLC, Brian Patrick, Lora Maxwell, Robert Winter, Steve Brooks, Don & Donna Krug, Bruce Sparrow.

The Chairman reviewed the July 12, 2023 board meeting minutes. The Chairman gave a short review of the minutes, focusing on financial, water works and cell tower update. Chairman Bill Lucas motioned to approve minutes, Maury Williams accepted motion, Kathy Little seconded. Minutes approved unanimously and signed. Chairman Bill Lucas signed for Bill Bro and Brian Uren via phone.

Cell tower presentation by Mike Fraiser with DW Tower, LLC out of Mesa, AZ:

Mike stated DW Tower specializes in building cell towers in remote and rural areas including US National Forest, but building on private property is easier and faster.

Mike stated near field coverage has never been an issue and Dee, a former engineer from T-Mobile said it will not be an issue. Mike also suggested downloading an app where people can test coverage around towers.

Mike shared the specs of a recent 199ft tower constructed in Tonto Village and stated there was coverage at the base of that particular tower.

Board shared concern with noise originating from the tower and adjoining building. Mike stated an insulated facility would be constructed to keep noise to a minimum.

Initial design would include a 4 hour battery backup and backup time can be increased.

Kathy Little questioned how many tenants to occupy tower. Mike replied there will be 3-4 position available on the tower and at this time Verizon is the only one interested at this time.

Mike stated the lowest antenna must be at least 33ft from the ground per regulations, and each tenant is leased 10ft of tower space.

Mike stated Verizon, ATT, and T-Mobile are the 3 most popular and most likely to occupy our tower. LEO and EMS services will be granted access at no charge.

Questions about primary coverage being only 4G

Mike stated tower will use microwave or fiber optic to handle backhaul.

Bill Lucas reviewed community concerns from previous tower meetings.

Bill Lucas questioned typical service call times for maintenance. Mike stated most service calls are less than a day.

Mike stated the design to be an insulated outbuilding built to match the pump house, tower to mimic surrounding trees, and all wiring to be underground.

Mike stated current lead time is 18-20 months start to finish.

End of tower presentation.

Treasurer's report: Treasurer Maurice Williams reviewed the 2023 and stated goals met for budget and nothing is out of line. Current account balance is \$179,612.00. Treasury report attached.

INSERT REPORT HERE

Water Works: Kathy Little reported there are no updates on the VFDs, one repeated repair job, small leak at meter will be scheduled for repair, and currently at a 10% loss rate. Water report attached.

INSERT REPORT HERE

Chairman Report: Bill Lucas to reach out to attorney giving heads up on new lease for tower, and reaching out to insurance regarding rate increase.

Old Business: Brian Uren expressed concern about a few items in initial lease. In particular Paragraph 14 regarding abandoned property after 120 days. Mike Frasier stated that paragraph would be removed. Brian Uren also suggested 2 lots currently owned by Sky Hi DWID be combined to provide a larger building envelope for tower construction and future SHDWID expansion. Brian Uren suggested increase lower lease to \$1200.00 per month regardless of the amount of tenants occupying tower, would be an incentive to DW Tower to seek additional providers to occupy tower.

Kathy Little questioned lease rate and additional rate increase for subleasing tenants.

Bill Bro via phone had no concerns on initial lease

Maurice Williams expressed concerns of priority issues or directional change.

Bill Lucas closed cell tower questions and stated current count is 56 in support and 4 against tower project.

Bill Lucas questioned Mike Fraiser on how we can move forward with tower project.

Kathy Little made motion to combine two lots owned by SHDWID into one, Brian Uren via phone seconded, unanimous decision by the board to combine lots. Kathy Little to pursue combining lots.

Bill Lucas stated next meeting will be in January and exact date to be narrowed down.

Maurice Williams makes motion to adjourn meeting, Bill Bro via phone seconds, unanimous by board to adjourn meeting at 2:35pm.

END

Signed to approve these minutes and actions:

Bill Lucas
Bill Lucas, Chairman

-NOT PRESENT-
Bill Bro, Vice Chair

Maurice Williams
Maurice Williams, Tres.

Kathy Little
Kathy Little, Water Works Chief

Brian Uren via Phone
Brian Uren, Sec.

B. Lucas, Chair, 5/23/2022