

BRUNNER HILL WATER ASSOCIATION  
 BOARD OF DIRECTORS MEETING MINUTES  
 Tuesday, February 17, 2026

1. The Vice President, David Phillips, called the meeting to order at 6:05 p.m.

2. BOARD MEMBERS PRESENT:

President	
Vice President	David Phillips
Board Members	Richard Hazel, Jeff Berry, Shawn Hargett
Superintendent	Lucas Bockstahler filled in for Gerry Lance
Secretary	Angela Johnson

3. BOARD MEMBERS ABSENT: Danny Woods

4. MEMBERS OF THE AUDIENCE: None

5. MINUTES FROM

- a. JANUARY 3<sup>rd</sup>, 2026, ANNUAL GENERAL MEMBERSHIP MEETING: after a brief discussion about the number of members in attendance, Jeff Berry motioned to approve the minutes; Shawn Hargett seconded. Motion passed.
- b. JANUARY 3<sup>rd</sup>, 2026, SPECIAL MEETING: Richard Hazel motioned to approve the minutes; Shawn Hargett seconded. Motion passed.
- c. JANUARY 13<sup>th</sup>, 2026, BOARD MEETING: Jeff Berry motioned to approve the minutes; Richard Hazel seconded. Motion passed.

6. APPROVAL OF FINANCIAL STATEMENTS

- a. 2025 ANNUAL: After brief discussion, Shawn Hargett motioned to approve the financials; Richard Hazel seconded. Motion passed.
- b. JANUARY 2026: Shawn Hargett motioned to approve the financials; Jeff Berry seconded. Motion passed.

7. PRESIDENT’S REPORT: David had nothing to address.

8. FIELD TECHNICIAN’S REPORT: Lucas Bockstahler reviewed the Superintendent’s Report. Lucas has completed training and will take the test in March.

9. SECRETARY’S REPORT: Angela reviewed the Secretary’s Report.

Topic: Quote from another CPA Firm for annual audit and taxes.
Discussion: We received a quote from Brian Hass, CPA that will save BHWA approximately \$1400 per year.
Conclusion: Dave Phillips motioned to accept the bid and utilize Brian Hass, CPA’s services this year; Richard Hazel seconded. Motion approved.

Topic: Policy Inventory and Review
Discussion: Angela presented a list of written policies, programs, and plans with a recommended schedule for review. After much discussion about what is considered timely review, the directors determined that the current Customer Service Policy subsumed the 26-year-old Customer Complaint Policy. However, the complaint form, with revisions, is still applicable.
Conclusion: David Phillips motioned to rescind the Customer Complaint Policy provided a similar form be used until it can be incorporated into the next review of the Customer Service Policy; Shawn Hargett seconded. Motion approved.

10. OPEN ITEMS:

Topic: ARWA – Public Water System
Discussion: 6/17/25 This is a topic Shawn Hargett wanted to discuss. He was unable to attend. 7/15/25 Shawn briefly discussed the potential to change from an association to a public water authority. Gerry also commented. The change would open opportunities for reduced cost equipment and employee benefits. The board heard a recommendation to hold a Town Hall meeting with the members to discuss this opportunity. 8/19/25 Gerry reported that he is still awaiting revised documents from the ARWA lawyer, which include revised Bylaws that will fix the issues revolving around elections and a reasonably attainable quorum. Once we receive the documents, we will present them to our attorney to determine if we need to have a board member or a general membership vote. Danny suggested that if a general membership vote is required, we hold a Fish Fry with door prize(s) to attain the number of members necessary for a legal quorum. 9/16/25 Additional changes to the draft bylaws were identified. Questions about who can hold the office of Board Secretary and Board Treasurer were also raised. 10/21/25 Danny informed the Board, during his report, the earliest he could schedule an appointment with the attorney is 9am on 10/29/25. Once the attorney advises us on what we can do regarding the proposed bylaws and approving the conversion, we will set details for the next Annual General Membership Meeting. 11/18/25 Danny reported we are awaiting reply from the attorney regarding inquiries made at the last meeting. 12/16/25 Danny has not received word from the attorney. A special meeting will be held in conjunction with the annual meeting to discuss converting to a Public Water Authority. We invited a lawyer who is experienced and knowledgeable about such conversions to attend the meeting to field questions. A special meeting is a required step in the conversion process. Notification must be made between 10 and 40 days prior to the meeting. 1/13/26 Danny consulted with Roger, our attorney, after our annual meeting to verify we still need to obtain a quorum of the general membership to convert to a Public Water Authority. Jeff contacted Hollis to clarify the conversion documents, conversion process, and sequence of actions. Gerry provided an update of the ballot count and reported common questions and concerns about new bylaws and potential impact to water rates.

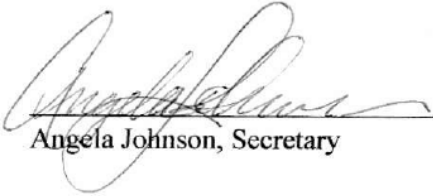
<p>The Directors agreed to bring Akynna Nielsen onboard to call members to obtain their ballots.</p> <p>2/17/26 Currently, regarding the votes to convert to a PWA, BHWA has received YES votes thus far from 54% of the membership and NO votes from 1%. Therefore, no additional votes will affect the outcome. Even if all outstanding votes came in as NOs, we still have enough YES votes to pass the motion to convert to a PWA. Angela will write a notice on the website with an update on the number of votes and inform members that final numbers will be announced at the next scheduled board meeting. There was also brief discussion about the possible need to formally appoint/reaffirm Angela Johnson as the Corporate Secretary.</p>
<p>Conclusion: The Directors signed the conversion documents. Angela notarized them. Jeff Berry motioned to appoint Angela Johnson as the Corporate Secretary; Richard Hazel seconded. Motion approved.</p>
<p>Topic: Heavy Equipment</p>
<p>Discussion:</p> <p>8/19/25 Danny offered to donate a rifle to raffle. BHWA can use the proceeds to purchase new equipment. Details are still to be determined tickets will likely be limited to 500 tickets at \$20 per ticket. Danny will obtain pictures of the gun(s) that the winner may choose from.</p> <p>9/16/25 During the President's Report, Danny reported that ticket sales have slowed down.</p> <p>10/21/25 Ticket sales continue to be slow. We may have to pick a day and conduct the drawing, even if we do not sell all the tickets. This decision is postponed until after the meeting with the attorney. There was also brief discussion regarding dump trucks vs. dump trailers, if we were able to purchase one in the future. Those present also discussed selling the tractor and attachments separately if necessary, so long as we get as close as possible to the target sales price.</p> <p>11/18/25 Danny reported there have been people interested in the tractor; however, no offers. We have had an offer of \$4500 for the backhoe attachment; however, we want an offer on the tractor before we remove the backhoe. There was also discussion about the length of time it has taken to sell raffle tickets.</p> <p>12/16/25 There is no progress on the sale of the tractor. It is likely to be springtime before we see much interest. The raffle draw occurred as planned; congratulations goes to Jewell Stinson! He selected the Henry 30-30 Lever Action Golden Boy!</p> <p>1/13/26 Gerry listed the tractor and the trailer on Facebook Market Place for \$20,000 and \$3,500 respectively.</p> <p>2/17/26 The tractor and the trailer are still for sale.</p>
<p>Conclusion: No action necessary at this time, while we wait for interest in the tractor and/or trailer.</p>

11. NEW BUSINESS: None.

12. PUBLIC FORUM: No comments.

13. ANNOUNCEMENTS: The next board meeting is scheduled for 6:00 pm on Tuesday, March 17<sup>th</sup>, 2026, at the water office.

14. ADJOURNMENT: Richard Hazel motioned to adjourn the meeting. Shawn Hargett seconded; motion carried. The meeting adjourned at 7:07 pm.



Angela Johnson, Secretary



Danny Woods, Board President