

Small Group Wall Meeting: Circle G Ranches VII

Wednesday May 26, 2010

6:00 – 7:00 p.m.

Municipal Center Room 233

Gilbert Staff: Laura Lorenzen

Attendees: Kevin McCarthy, David Patterson, Mike Niere, Dan Saban, Steve Hillman

Absent: Douglas Waslaski, Joel Gross

Agenda item: Discussion on Common Wall

Jason met with Mr. Patterson on May 25th to review bids that were received for the common wall improvement. He reviewed the bids with the residents present. In addition, Mr. Patterson priced out the materials needed to complete the project. He feels that the bid received is ridiculous. Other residents agreed that they were not satisfied with the bid.

Residents stated it is important that the other residents of Circle G Ranches VII know that the group of seven residents did their due diligence to get the best price possible for this improvement. They suggested that bids should be solicited again this time to a larger audience.

Staff agreed to solicit additional bids. Due to scheduled vacations and work schedules this may not be completed immediately. Staff will notify the seven members when the bid is posted. Bids will be requested for a 4", 6" and 8" wall.

Residents discussed the disadvantages of a 4" wall. This is the current width of the wall. Once plastered, cracks will be more prevalent in the 4" wall due to movement. The 6" and 8" wall are more stable. In addition, a 4" wall is more susceptible to falling if people jump the wall.

Staff and residents discussed the time frame of the budget adoption and finalizing the assessments to the County Assessor's office. It was agreed that an allowance should be included in the final budget in the event that the new common wall is constructed. If the wall is not constructed, this will reduced the total assessment for FY12. Staff provided approximate assessments for various scenarios:

FY11 Base assessment - \$30.85 per lot per month

FY11 assessment increased by the following amounts:

\$10,000 - \$41.13 per lot per month

\$12,500 - \$43.71 per lot per month

\$15,000 – \$46.28 per lot per month

\$20,000 - \$51.42 per lot per month

Residents feel that the cost of the wall for the Circle G Ranches VII residents should not exceed \$30,000, therefore, they agreed to \$15,000 a year for two years if the bids were acceptable.

Action items:

→ Schedule meeting once bids received

Meeting was adjourned at 7:00 p.m.