

Annual PKID Meeting: Morning Ridge 07-09

Monday January 28, 2013

7:00 – 8:00 p.m.

Public Works Assembly Room

Gilbert Staff: Rick Acuna, Ryan Blair, Melanie Dykstra, Rob Giles, Jason Kerby, Laura Lorenzen, Linda Tunney, recorder

Attendees: Ralph Fleetham, Alfredo Greg Gogul, Alfredo Gonzales, Chuck Lenhart, Mark & Andrea Manfre, Gene & Celeste Nay, Randy & Cheryl Wedmore, Dana Zazick

Staff Contacts:

- Maintenance - Rick Acuna - (480) 503-6268 - rick.acuna@gilbertaz.gov
- Improvements - Ryan Blair - (480) 503-6906 – ryan.blair@gilbertaz.gov
- General Questions - Rob Giles - (480) 503-6824 - rob.giles@gilbertaz.gov
- Budget - Laura Lorenzen - (480) 503-6868 - laura.lorenzen@gilbertaz.gov

1. Welcome:

- **Introduce staff**

Rob Giles Parks and Recreation Manager introduced the team of staff in attendance. Ryan Blair is from the CIP team and beside him is Jason Kerby who has been completing CIP projects on behalf of PKID's for 5 years and it will transition over to Ryan. Melanie Dykstra is the Interim Parks & Recreation Director. Rick Acuna is from Parks and he oversees PKID's maintenance. Linda Tunney is from Parks & Recreation and she will be preparing minutes so they can be put on the website. Laura Lorenzen is from the budget office, and if you have questions about the assessment she can assist with that.

- **Welcome new attendees**

Rob Giles welcomed everyone to the Morning Ridge PKID meeting.

- **Overview of PKID process**

Rob Giles stated that he has background information available about PKID's for anyone who is interested.

2. Street Lights:

Ryan Blair stated that he has talked to the Street department and they are aware of the street lights in the neighborhood and that they don't look very appealing. The Street department states that they are performing up to the Town's standard. If you have a light that is having problems please let Conrad Ramon know about it. He is the supervisor of the Street department and can be contacted at 480-503-6434 or Conrad.Ramon@gilbertaz.gov. There are two main complaints about lights from homeowners: 1) aesthetics and 2) dark spots.

3. Funding of Future Improvements:

Laura Lorenzen stated that we have been informed by our attorneys that we can no longer bank money for PKID projects. If we want to do on the larger projects, we will either need to break the improvements into smaller pieces or complete the improvement over multiple years. The attorneys are trying to protect the homeowners since State Statutes gives Gilbert the right to determine the assessment for each PKID. It is Gilbert's process to hold yearly meetings to get homeowner input on improvements. These yearly meetings are not required by State Statute.

4. Landscape Master Plan Improvements:

- **Review improvements remaining**

Ryan Blair reviewed the project options. Option 1 would cost \$77,000 for landscape improvements in the basin, which will include new granite, new drip system, new shrubs and new emitters. Option 2 would cost \$65,000 which would be for everything in option 1 minus the turf. Option 3 would cost \$20,000 for turf only. The half basketball court would cost \$63,300.

- **Determine if homeowners want improvements**

By a show of hands, homeowners voted 7-5, which included proxy votes in favor of undertaking improvements.

- **Ranking of improvements**

Jason Kerby asked if anyone was interested in doing option 2. The homeowners discussed the need to remove the turf from the fence. Rick Acuna stated that there may be some spacing issues with watering because the pine trees are getting water from the turf heads.

Melanie Dykstra asked the group to please raise their hand if they want to do a turf improvement with moving the sprinkler heads down. The vote was 8-0 in favor of doing option 3 turf only improvements, with an addition of getting drips for the pine trees.

- **Determine FY2014 assessment**

Laura Lorenzen stated that if the turf only option which costs \$20,000 is chosen, we could round it up to \$22,000 to cover the extra expense of drips for the pine trees. The homeowners would be assessed approximately \$46.

Homeowners agreed to the \$22,000 for turf improvements.

5. Questions:

The homeowners had a question in regards to minutes from last year's meeting not being on the website. Due to last year's budget process being very busy the minutes were not completed and available on the website, so that is why there is a dedicated minute taker at the meeting.

The homeowners had a question about the lights on the median shining up on the palm tree because it is very dark there.

There was a suggestion that the plants in front of the monument lights be removed because you can't see the monument.

Melanie Dykstra asked if the homeowners were okay with taking the plants out from in front of the monument lights this year. Next year we can discuss if this worked. The homeowners were in agreement with doing that this year.

Melanie Dykstra asked if they needed another light explored at this time. The homeowners responded not at this time, but maybe next year.

The homeowners had a question regarding parking near the mailbox area. Sometimes cars are parked too close to it. It was suggested that red paint be put on the curb in front of mailbox to indicate no parking. Melanie Dykstra stated typically you can't paint it red unless it is a fire zone. Gilbert cannot restrict parking in the street. If a vehicle has been parked for an extended period, report it to the police non-emergency line.

The homeowners had a question about who's responsibility is it to take care of the black widow webs around the mailboxes. Melanie Dykstra responded that we will try to do some follow-up on that matter.

6. Action items:

Try to find out who is responsible for the mailboxes for the homeowners.

Meeting was adjourned at 7:46 p.m.