

PKID Meeting – Spring Meadows PKID 07-04

Thursday January 31, 2013

6:00 –7:00 p.m.

Public Works Assembly Room

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

Attendees: Joel Braverman, Geri Clark, Kim & Matt Clark, Merlyn Coon, Lee Fencil, Michelle Fornoff, Jan & Ian Gilyeat, Donna Hatcher, Jill Humpherys, Kenneth (Dale) Howard, Leaf Johansson, Brandon Karner, Rob Powers, Wayne Scharich, James Stone, Richard Talbot

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 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 now transition over to Ryan. 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 the group to the Spring Meadows PKID meeting.

- **Overview of PKID process**

Rob Giles asked if the homeowners were familiar with the PKID process and if not he can give a brief history of the PKID process. He stated that funds for maintenance are assessed in the property tax twice a year. The assessments are billed annually and Gilbert has 11 PKID's. He has more background information available for those who are interested.

2. Common Walls

Ryan Blair stated some emails have come in with questions from the residents regarding the common walls maintenance. He stated that this is more of a maintenance issue and is something we can talk about. This same question has been coming up in other PKID's. What we have been doing in other subdivisions, if walls need stucco, we have been redoing the stucco and painting. If no stucco, we can repair the walls, but can't put stucco on the walls. If tree roots are pushing through the wall we may have to remove tree and replace the bricks. The walls in the common areas only would be repaired.

The homeowners had a question if the walls had been damaged by a vehicle could the attorney get involved and put some pressure on the parties to get it fixed so that it doesn't take so long for the repairs to get done. Rob Giles stated that if that happens again to please contact Rick Acuna and we could be more proactive to involve our attorney and risk manager.

Laura Lorenzen stated that it could take longer and cost more money to get legal involved. This will need to be addressed when the situation arises.

Jason Kerby stated that he will be getting an estimate to fix the common walls within the week, because he will be getting that information for the other subdivisions.

Rick Acuna said he moved the irrigation so that the water isn't touching walls. The damaged walls show up on the outside from damage on the inside from neighbors watering.

3. Landscape Master Plan Improvements:

Ryan Blair reviewed the improvements. The ramada is complete and added some rocks in the basins. He reviewed the possible options.

Option 1: Basin renovation on Saratoga and Jacob would cost roughly \$55,000 for new infrastructure, decomposed granite, new plants, new sprinklers, and a new timer.

A homeowner asked how this would impact their water consumption. They were told that we were going to save money with the low water consumption plants.

Laura Lorenzen stated that we have been doing an analysis on the water, but we don't have those figures tonight. We will have it in time for the budget when the numbers get adopted. We look at consumption in the prior year and did analysis and projected it out 7 months and try to do their best estimate. During construction the project doesn't use as much water due to the replacement of the irrigation lines. When the construction is completed, the turf and shrubs are given more water to help establish growth. Once established, the watering time will level out. On the expenditure and budget report it went from \$18,300 to \$15,300.

Homeowners stated that this type of park is more expensive than what we have had. Rick Acuna stated that we now have more granite and less turf in the basin. When we go out to bid for the new landscape contract the price will probably go up because of a better economy.

Rob Giles stated that we will commit to getting a water audit and follow through and have the water folks use the water as wisely as possible.

Option 2: Ryan Blair stated that this option would add a play structure for 5-12 year old children in the Central Basin and add wood chips to meet ADA compliance standards. This option would cost \$33,100. It would take 6 to 8 weeks just to procure the equipment and than a couple weeks to put it in place.

Option 3: Ryan Blair stated that this option is to replace the Monuments at the entrance at Riata & Warner and at Lindsay for a cost of \$17,000.

Jason Kerby stated that if you don't like the look of this artist rendering for the monuments that you can change it. The tree at Riata and Warner is an issue and we would need to talk to the homeowner about options.

Laura Lorenzen stated that the assessment is for 1 year. It would be approximately \$6 a month for the monuments and it would go away after 1 year. The base maintenance fee of \$30 remains. She stated that the attorneys have informed the Town that we can no longer bank money for future improvements.

- **Proxy vote review**

The homeowners in attendance were asked if they placed a proxy vote, and if so, would they prefer the proxy vote to count or do they wish to vote in person tonight.

No one in attendance placed a proxy vote.

- **Determine if homeowners want improvements**

Rob Giles stated that if there is a yes vote to make any improvements you can decide specific project details after that vote. If a no vote, then no improvements will be done this year. We can take the vote by a raise of hands or by a written ballot. We also have some proxy votes to count.

By a show of hands, residents voted 12-11, which included the proxy votes, in favor of undertaking improvements.

- **Ranking of improvements**

The homeowners ranked the options as follows:

Option 1 – Basin completely replace \$51,000, would add approximately \$18 a month -Total assessment \$49.

Rob Giles asked if anyone was interested in doing Option 1 to raise their hand. No one raised their hand.

Option 2 – Play Structure \$33,100, assessment would be approximately \$42.56

Rob Giles asked if anyone was interested in doing Option 2 to raise their hand. There was one vote in favor of Option 2.

Option 3 - Monuments \$17,000 would add \$6.24 and the assessment would be approximately \$36.65

Rob Giles asked if anyone was interested in doing Option 3 to raise their hand. By a show of hands, residents voted 9-3 in favor of doing option 3.

The homeowners asked if it would be possible to put in more benches in the park with Option 3.

Laura Lorenzen asked Jason Kerby if he could get pricing for benches for the park. She asked if the homeowners wanted to add a little more money to the monuments to add benches in the park. She asked if the residents would be okay with changing that total to \$20,000 by showing a vote of hands.

By a show of hands, residents voted 13-0 in favor of adding \$3,000 to the \$17,000 for the monument improvement, for a total of \$20,000, which would add as many benches as possible.

- **Determine FY2014 assessment**

Laura Lorenzen stated that the assessment would be approximately \$37.75.

4. Questions:

There were no additional questions.

Action items:

Laura Lorenzen stated that she will email homeowners the cost estimate to repair the common walls.

Rick Acuna will commit to getting a water audit and follow through and make sure the water is used as wisely as possible. He will also get information on a shade structure and spring annuals for next year's meeting.

Meeting was adjourned at 7:05 p.m.