

Annual PKID Meeting: Val Vista PKID 07-01

Tuesday January 29, 2013

6:30 – 7:00 p.m.

Public Works Assembly Room

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

Attendees: Cheryl Adamson, Burke Alford, Ray & Judy Campos, Michael Kupsko, Jo Lyons & Christina Malazarte, Wayne McBride, Mark Mooney, Keith Nelson, Richard Steely, John Schapele, Chris Fecke-Stoudt, Jim Vogel

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

Agenda Item 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. 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 Val Vista PKID meeting.

- **Overview of PKID process**

Rob Giles asked if anyone needed background information on PKID's. He gave a short overview of the PKID process. He stated that in the late 1980's Parkway Improvement Districts (PKID's) were started in northern Gilbert. Gilbert involves residents in a once a year PKID meeting. Typically in a regular HOA they would own the greenbelts and park land, the difference with a PKID is that the Town of Gilbert owns the common areas. The County assessor adds the assessment to your taxes and those funds pay for maintenance and up keep. The Town's job is to go through the process every year. He has more background information available for those who are interested.

Agenda Item 2 – Common Walls:

Ryan Blair stated that last year no improvements were done to the subdivision. He said that Rick Acuna just received information about homeowners interested in painting the common walls inside the subdivision. That is something we could do if you are in favor of it.

Ryan Blair said that what would need to be fixed on the wall is the stucco area, new primer, and new paint and he would estimate that cost to complete this project would be approximately \$35,000.

Laura Lorenzen stated that it would roughly add \$12.63 and the total monthly assessment would be \$35.15

Agenda Item 3 – Options - Questions:

Rob Giles stated that there are 2 options: Option 1) full paint job, or Option 2) repair job only. He asked if there was a majority of interest in either of those two. However, if no majority then neither option will occur.

The homeowners felt that if the problem area is in a common area then the repairs should be shared by all, but if a homeowner caused the damage with their sprinklers or trees than they should be responsible for repairs. Most of the homeowners wanted to leave the wall natural, instead of painting it, because that would cause more maintenance.

- **Determine if homeowners want improvements**

Rob Giles asked if the homeowners wanted to do one of these options.

The vote was taken by raising hands and it was 8- 4 in favor of doing one of the options.

Rob Giles stated that the full paint job would be an additional \$12.63 a month, we don't know what the repair cost would be at this time.

Laura Lorenzen stated that Jason Kerby can get estimates and they can be put on the website and she can send out the email to everyone.

- **Vote review**

Rob Giles called for a vote on doing Option 1 a full paint job.

The vote was taken by raising hands and it was 0-12 not in favor of doing Option 1.

Rob Giles called for a vote on doing Option 2 repair job only.

The vote was taken by raising hands and it was 11-1 in favor of doing Option 2.

Action items:

Jason Kerby stated that he will get a wall repair quote. He also will put trees on the action item and look at getting with a landscape architect.

Laura Lorenzen asked the homeowners to make sure that we can read their email address on the sign in sheet so that she can get information out to them.

Meeting was adjourned at 7:20 p.m.