**Annual PKID Meeting: Park Village PKID 07-03**

**Tuesday January 30, 2013**

**6:00 –7:00 p.m.**

**Public Works Assembly Room**

**Gilbert Staff:** Rick Acuna, Ryan Blair, Melanie Dykstra, Laura Lorenzen, Linda Tunney - recorder

**Attendees:**  John Boelman(2 homes), Alice Burger, Sarah Durrant, Wayne Knowles, Michael Lapaz, Dale Lunt, George & Jacque Ross, Wendi Webster,

**Staff Contacts:**

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

**Item 1- Welcome:**

* **Introduce staff**

Melanie interim Parks Director introduced staff in attendance. Ryan Blair is going to take over for Jason Kerby doing the CIP. Jason Kerby is doing all the projects for you currently. Rick Acuna is your main contact if there are issues in your PKID and his number is listed above. Linda Tunney is an administrative assistant for Parks and is taking the minutes so that they can be posted to the website in a timely fashion. Laura Lorenzen from budget office and she will tell us what the assessments amounts will be if you want improvements.

* **Welcome new attendees**

Melanie welcomed everyone to the Park Village PKID meeting.

* **Overview of PKID process**

Melanie gave a review of the PKID process. She stated that the common areas within the current homeowners are managed and all owned by the Town, but maintenance is assessed to the homeowners and established by state law. There are 11 PKID’s in Gilbert and in the northern area. The Town makes sure that we have your input to make sure you want improvements. We continue to use the master plan and you can decide which piece you want to implement. It is your choice every year by majority vote whether improvements will be done. We also allow for absentee votes.

* **Question about common walls:**

The question received was that the residents are concerned about the outer block fences and condition they are in. The stucco and paint need to be redone.

Wendi Webster had a question regarding her wall which she had recently stuccoed. Jason Kerby said that other PKID’s are having issues with their walls as well. He said he will have to find out what is legally required because we don’t want one area with stucco. Wendi didn’t want to take her wall down and said that it was the only way to preserve her wall with stucco which is gray colored. She wanted to know how she could make her wall blend in.

Another item of concern was that there was significant storm damage done when a tree fell on top of the fence. Rick Acuna said that they did get it repaired after the homeowner tried to make the repairs.

Jason Kerby stated that the attorney has said that the walls are 50% owned by PKID and 50% by the homeowner. He said that it could be an option to repair and paint walls. The walls could be power washed, restuccoed and painted. If you have bear walls we need direction to paint those and if need repaired it can be done. If you paint than you have to maintain the paint on the wall.

Ryan Blair said that we would have to get some bids for the project if that is what is decided by the group.

Melanie Dykstra stated that they pay a basic maintenance fee for the PKID. We don’t bank any money for maintenance. The PKID is paid once a year and once the project is paid for the assessment goes back down to the basic maintenance fee.

The group brought up the issue of water from neighbors on the walls causing damage. They also asked if the homeowner is responsible for water damage.

Rick Acuna stated that another PKID said that they will be educating the homeowners about this issue of water damage.

Ryan Blair said that some issues of water damage are protruding into the common area side and we have a product with a 12 year warranty that blocks the water and it is supposed to work well, but if wall is just block it shows.

Rick Acuna said that he did a Playground audit and they need to add wood chips to make it ADA compliant and it will be a little under $4,000. We must do this to make it meet federal ADA requirements.

**Item 2 - Landscape Master Plan Improvements:**

* **Review improvements remaining**

Jason said last year Encinas and Courts redid basin, all new infrastructure, DG and granite and added a little piece, redid monument, and changed out sand to wood chips. He stated that five lights are going into the basin and this project was pushed off a little bit and goes out to bid on Tuesday and should start construction April 1st. This project should take 6 weeks or 45 working days. He can put information on the website. Resident wants to make sure light doesn’t bleed into homeowner’s yards.

Ryan gave update on future improvements.

IMPROVEMENT ENGINEER’S ESTIMATE

Option 1 - Guadalupe Rd Frontage $70,000

Option 2 - Emerald Bay Dr Basin $159,500

Site Amenities for Emerald Bay Dr Basin, ADA sidewalk included $114,000

Option 1 would cost $150,000 to redo the entire basin which includes new landscape, infrastructure, irrigation, DG so sprinklers don’t hit the walls, it is a whole new infrastructure, new trees, new drip system. It is a pretty big basin.

Option 2 would cost $114,000 for a ramada with new picnic tables, lights and new play structure and ADA sidewalk. There currently is a sand volleyball courts which will be removed and the ramada added there.

Another option on the Guadalupe Road strip would be to remove the turf and make dessert landscape, new trees, shrubs, timers and remove the DG.

Ryan Blair stated that we could add a fourth option to paint and repair the block wall and get more details later.

* **Determine if homeowners want improvements**

Melanie Dykstra stated that we need to determine if we will proceed on any level. If yes, we will discuss options further and if no vote you don’t want to move forward with any improvements. There is only one vote per household.

Prior to the vote Laura reviewed the past maintenance fees and if there is nothing done the maintenance fee is $31.00 which was on the letter mailed out to residents.

Melanie Dykstra asked if the residents are in favor of doing some kind of improvement to please raise your hand. The number of residents raising their hands was 9 in favor. There were 9 proxy absentee votes not in favor. Melanie stated that we could not proceed due to a tie vote.

PROVEMENT ENGINEER’S ESTIMATE

* **Ranking of improvements**

No discussion.

* **Determine FY2014 assessment**

No discussion.

**Item 3** – **Questions:**

Residents asked if there could be a follow-up meeting. Melanie Dykstra responded that yes we could schedule a follow up meeting. This would give us time to get the amount it would cost to repair and paint the walls. Another meeting will be set up and we will let you know when. Laura asked if Wednesday night worked for this group. The consensus was yes.

**Action items:**

Ryan Blair will be contacting the attorney and getting back with Wendi about her question in

regards to her wall if she pays to repair it can she stucco it.

Melanie Dkystra stated that information on the cost to repair and paint the walls will be gathered

and another meeting scheduled with the homeowners on a Wednesday night.

**Meeting was adjourned at 6:50 p.m.**