

Annual PKID Meeting: Circle G III PKID 07-06

Wednesday January 28, 2014

7:00 – 8:00 p.m.

Public Works Assembly Room

Gilbert Staff: Rick Acuna, Ryan Blair, Brian Border, Melanie Dykstra, Linda Tunney, recorder

Attendees: Gary Allred, Scott Anderson, Kris Barlow, Ted Bronson, Bob & Sharyn Crawford, Noreen Eckhlad, Steve & Travis Gunnell, Carol Hicks, Paul & Wendy Ihums, David Jeffers, Larry & Virginia Morrison, Rich Rogers, Rick & Mary Seaman, Ted & Rhonda Shobe, Ann Vestal, Dawn Whitney

Staff Contacts:

- Maintenance -Rick Acuna - (480) 503-6268 - rick.acuna@gilbertaz.gov
- Improvements – Brian Border - (480) 503-6937 – brian.border@gilbertaz.gov
- General Questions - Rob Giles - (480) 503-6824 - rob.giles@gilbertaz.gov
- Website Information – www.gilbertaz.gov/pkid

1. Welcome:

- **Introduce staff**

Melanie Dykstra, Management Support Analyst for Parks and Recreation, was the facilitator for the meeting. She asked each member of the staff in attendance to introduce themselves. Ryan Blair has been handling PKID improvements. Brian Border facilitates the contracts for the improvement projects. Rick Acuna is from Parks and he oversees PKID's maintenance. Linda Tunney is from Parks and she will be preparing minutes to be put on the website.

- **Welcome New Attendees**

Melanie Dykstra welcomed the group to the Circle G III PKID meeting.

- **Overview of PKID**

Melanie Dykstra gave a brief review of the PKID process. Gilbert meets with the homeowners once a year in PKID meetings. There are 11 PKID's in Gilbert. 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 as established by state law. We continue to use the approved master plan which was approved in 2007 and we use this for you to decide which piece you want to implement. It is your choice every year by majority vote whether improvements will be done. We are here tonight to discuss what your interests are and what you can do and what your basic maintenance rate is in its entirety.

- **Review of Voting Process**

Melanie Dykstra said because there are a variety of improvements you don't have to do them all. If the majority votes "Yes" then we can discuss the specific options you would like to do. If the majority votes "No" then we can't discuss any options until next year.

2. Review Improvements

Brian Border stated that the base assessment for the development is \$31.99 per month, which pays for your basic maintenance. Rick Acuna was able to get a savings of \$125.46 a month on the landscape maintenance, so it went down slightly from what you have been paying.

Brian Border reviewed the options:

- Option 1: Play Structure would cost \$29.13 per month. It would remove the old structure and put in new play structure with wood chips.
- Option 2: 20x20 Ramada would cost \$20.98 per month. You can have an option for 16x16 or a 20x20 Ramada with picnic tables and grills.
- Option 3: Basin Renovation would cost \$74.18 per month. This would completely overhaul the turf and would plant trees and install a new irrigation structure. There is a possible option of breaking it down into pieces, such as just doing the turf area or just the granite areas. We will not be lowering any turf heads that are currently along the wall. We will monitor all turf heads that are along the walls to make sure that they are not spraying the walls to help prevent deterioration. We can try to add more decomposed granite near the walls and add low water plants. The irrigation currently is a much older system and you could save water with a new system. There is a need to replace infrastructure because it is going on 26 years and there is also a life span for the trees as well.

There was concern by the homeowners of voting on something without having a picture. It was suggested that a picture of what the engineer architect would want to do would be helpful for the group to see before voting on it. The master plan is available online and you can get together a focus group to take a look at it to see what you want to do next year.

Option 4: ADA Sidewalk would cost \$5.36 per month. The play structure and ramada each would need to have an ADA sidewalk. It could be done by itself right now.

The assessment starts July 1, 2014 and is for one year.

The recommendation was if everyone is of the consensus on how to best move forward with renovations the town can get some plans and prices and do a redline and bring it back to the group. It might be better to look at it over the course of the year and be ready for next year.

- **Determine if homeowners want improvements**

Melanie Dykstra stated that we need to take a vote now to actually be able to move forward. If there is a yes vote to make any improvements you can discuss a plan. We can take a vote by a raise of hands. We also have some proxy votes to count. There is one vote per household.

By a show of hands do the homeowner's present want to talk about improvements, the vote was 3 yes -13 no, which included the 3 proxy no votes, not in favor of undertaking any improvements.

- **Determine FY2015 assessment**

No discussion.

3. Questions:

There was concern about the safety of the play structure and is it something that the homeowner's don't need to replace at this time. Melanie Dykstra stated that the town does a safety inspection of all the playground equipment and this play structure was checked and found to be safe.

There was concern about the water and deterioration of the walls. Rick Acuna responded that keeping water off the walls is very beneficial. There is a big issue with homeowners looking at sprinkler systems and getting the water off the walls. We can ask home owners and let them know that something is happening on their side of the wall.

There was a question regarding the ADA sidewalk in the basin. When the basin improvements were being done the sidewalk would not have to be torn up to put those improvements in place.

The group wanted to get the cost of the water being used and how much it takes to service the old irrigation equipment to keep it going. Also, they wanted to know how much it costs for sprinkler repairs and pipes.

There was a question about a certain section of wall between Scott and Harvard peeling and if it could it be put on the agenda to get it painted next year.

Melanie Dykstra stated that the group could vote on painting the wall, and then the town would get an engineering quote to send to you by email in order to give you the price to paint the wall. We can get a quote on the stucco and paint, but homeowners must help by not having sprinklers hit the walls.

- **Vote to repair walls:**

Melanie Dykstra stated that for the town to move forward and get bids to repair the walls, we need to take a vote on it.

By a show of hands if you want the town to get a bid to repair the walls raise your hand, the vote was 15 yes – 0 no, in favor.

Action items:

Ryan Blair will get the quotes to repair the walls and will email that information back to those present within the next couple of weeks. This information will include the new base amount. This is very short time frame and you need to get your vote back to us as quickly as possible if you are in favor of repairing the walls.

Melanie Dykstra explained if anyone is interested in getting together to review the master plan to come up and give her your email address. She stated that the Parks Director would like to have 2 people join a focus group to review the PKID process.

Meeting was adjourned at 8:10 p.m.