

2022 Annual PKID Meeting: Morning Ridge 07-09

Thursday, December 15, 2022

7:30 – 8:15 p.m.

Virtual Meeting via Microsoft Teams

Gilbert Staff: Rocky Brown, Ryan Morasch, Alex Jones

Staff Contacts:

- Maintenance – Ryan Morasch – ryan.morasch@gilbertaz.gov
- Urgent Questions – Rocky Brown – (480)503-6330 (Office) (480)620-3593 (Cell)
rocky.brown@gilbertaz.gov
- General Questions – Alex Jones – (480)220-6481 – Alex.Jones@gilbertaz.gov
- Gilbert Police Non-Emergency – (480)503-6500 – www.gilbertaz.gov/departments/police
- Website Information – www.gilbertaz.gov/pkid
- Gilbert 3-1-1 - <https://www.gilbertaz.gov/government/gilbert-311>

- **Introduction of Staff**

- Rocky Brown, Business Operations Manager of Gilbert Parks & Recreation, gave the introductions and conducted the meeting. Also Introduced were Ryan Morasch (Contract Maintenance) and Alex Jones (PKID Administrative Assistant).

- **Welcome to New Resident Attendees**

- **Review of Meeting Process**

- **PKID Definition Overview**

- Rocky briefly described the nature of PKIDs:
 - The acronym
 - How projects are approved and funded
 - Code compliance with the town as the PKID alternative to CC&Rs.
 - The similarities and differences between PKID and HOAs
 - What the town oversees and maintains in the PKIDs

- **Budget Overview**

- Rocky went over how assessments work and how PKIDs, unlike HOAs, are not allowed to bank up money from year to year for projects, crediting it to lower future assessment payments and necessitating projects be paid for in the same fiscal year or be tackled in a series of yearly steps.

- The universal inflation being experienced across the country this year has impacted prices and the residents of Gilbert, particularly water prices. Rocky and Ryan worked to cut spending where possible to minimize the impact on the assessment.
- **Open Discussion Notes:**
 - Colorado River Drought/First-tier water shortage (educational component) declared for Gilbert. Year-round over-seeding of Ornamental grass may be affected if it continues. Smart controllers planned for select installation in some of the PKIDs to increase water efficiency..
 - Discussed the leaning wall. Resident at meeting asked for new paint along the chipped section. The PKID doesn't have many homes to dilute the cost of all the work repairing that wall will require. The bids for the wall in the 2020 ballot show that it will be very expensive, even more so with supply chain issues and price increases. Rocky mentioned the similar condition of other walls in Gilbert, which structurally are better off than they look. The storms in July were the fiercest in years and blew down several large trees, but the leaning walls had no damage. Resolved to explore any other possible options.
 - Discussed planting some inexpensive small trees in the park, which can be added to the list for shrub replacements in March/April.
 - Discussed sprinkler system as being well designed, no issues to speak of.
 - Gilbert 311 phone app proving an excellent resource for reporting PKID neighborhood maintenance issues.