

Annual PKID Meeting: Park Village 07-03

Monday October 21, 2014

6:00 – 7:00 p.m.

Public Works Assembly Room

Gilbert Staff: Rick Acuna, Brian Border, Melanie Dykstra, Rod Buchanan, Rob Giles

Attendees: Michael Paz, Bryant Stodola, Cathy & Fran Youngblood, Mary Enders, Colby Ashton, Wendi Webster, Thayer Verschoor

Staff Contacts:

- Maintenance -Rick Acuna - (480) 503-6268 -rick.acuna@gilbertaz.gov
- PKID Improvements – Brian Border - (480) 503-6937 –brian.border@gilbertaz.gov
- General Questions – Melanie Dykstra-480-503-6330- Melanie.dykstra@gilbertaz.gov
- Website Information – www.gilbertaz.gov/pkid

1. Welcome:

• Introduction of 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. Brian Border handles contracts and the improvements. Rick Acuna is from Parks and he oversees PKID's maintenance. Rob Giles is Parks and Recreation Manager who oversees parks maintenance. Rod Buchanan the Parks Director was also in attendance to observe and assist in facilitating the PKID process.

• Welcome New Attendees

Melanie Dykstra welcomed the group to the meeting.

• Overview of PKID

Rob Giles 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 which represents 2000 homes. 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.

• Review of Voting Process

Melanie Dykstra reviewed the new pilot process for PKID's which includes:

- Meeting held in October to answers questions, clarify information, identify & discuss required maintenance and receive ballot suggestion
- Ballot will be mailed in December for improvements identified at October meeting
- Required maintenance items will be discussed to identify best funding options to complete the work and will not be on the ballot; a letter will be mailed with the assessment amount for the following year
- Every property owner will have the opportunity to submit a vote by mail, email, fax or drop it off at the open house
- 50% plus 1 of all votes cast will determine majority decision on improvement project passing
- An open house will be conducted Jan. 24th to answer any final questions and receive ballots if not yet submitted
- Gilbert staff will send an email notice (if owner on file) and place approved projects/timelines on website

2. Improvements for FY2016:

- **Review improvements remaining**

Option 1) Landscape Improvements in Emerald Bay Basin	\$180,200
Option 2) Exercise Equipment Option	\$35,900
Option 3) Remove Sand Volleyball Court	\$16,100
Option 4) Common Wall Painting	TBD

Brian Border reviewed the options with the group. He stated that the whole basin can be done which would include removal of existing irrigation system and old/dead plants, 30 new trees plus hundreds of shrubs and small accent plants, 4 acres of soil prep and seeding to restore turf grass, 433 tons of new D.G. and completely new irrigation system for grass and new plants.

The current monthly fee is \$24.52 per lot and there are 413 lots.

- **Discuss needed maintenance items and costs within next 5 years**

Discussion focused on what has been identified as a maintenance need in the PKID.

1. Emerald Bay basin is in need of renovations.
 2. Common walls will be placed on a schedule for painting/repair when all basin improvements have been completed so that they become an ongoing maintenance item budgeted in the base assessment
- Discussed if project needed to be phased or lower scope of plants, agreed to complete project in its entirety with an inclusion of demolition of volleyball court
 - Renovation of the basin will complete the identified master plan projects.

- **Discuss items for ballot including any new requests**

- Request was to add a garbage can by mailboxes for trash/recycle. Discussed and decided not to have it added at this time based on how to assess, how to have it secured, etc. Will monitor to see if there is a big issue with trash.
- No items to be placed on ballot due to maintenance project for basin renovations

3. Action items:

1. Determine plan for painting of common walls for future years
2. Homeowners to provide other improvements at the next annual meeting (Oct. 2015)
3. Send letter to property owners in January that identifies estimated assessment for fiscal year July 1, 2015-June 30, 2016 (no ballot)
4. Send mosquito fogging schedule
5. Confirm number of gallons of water used

Meeting adjourned