

Annual PKID Meeting: Templeton Place 07-02

Wednesday, October 22, 2014

7:00 – 8:00 p.m.

Public Works Assembly Room

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

Attendees: Ken Watkins, Jane Hullinger

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.

• 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 about 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**

1. Basin Renovations - Phase II	64,200
2. Basin Renovations - Phase III	47,100
3. Landscape Improvements on 130th Street	60,300
4. Half Basketball Court	60,300
5. Common Wall painting	TBD

- Brian Border reviewed the options with the group. The basin renovation Phase II (middle section of large basin) would include the removal of some existing grass and shrubs and removal of old irrigation system, 7 new trees and hundreds of new shrubs and smaller plants, Over an acre of soil prep and seeding to restore turf grass, 94 tons of new D.G. and a completely new irrigation system for grass and new/existing plants in middle section
- The basin Renovation – Phase III (northern section of large basin) would include removal of some existing grass and shrubs and removal of old irrigation system, 8 new trees and hundreds of new shrubs and smaller plants, about a half-acre of soil prep and seeding to restore turf grass, 120 tons of new D.G. and a completely new irrigation system for grass and new/existing plants in northern section.
- The 130th Street Landscape Improvements include removal of old trees, shrubs, and irrigation system, 16 new trees and hundreds of new shrubs and smaller plants, 200 tons of new D.G., and a completely new irrigation system for new/existing plants.
- Half Basketball Court Option includes installation of new post tensioned concrete half basketball court and grading around new court as well as irrigation adjustments and turf grass restoration

The current monthly fee is \$31.25 per lot and there are 133 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. The basin is in need of renovations within 1-2 years.
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 the basin project could be phased as a 2 year project

1. Irrigation \$31K
2. Plants \$28K

Plants may not look great and not all will survive since irrigation may not be in all the same places as existing plants

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

- Ballot will include:

- Vote for completion of entire project
- Vote for completion of irrigation system only –phase one, then plants/landscaping for phase II in year 2

3. Action items:

1. Provide information on history of water use
2. Send maintenance contract to attendees
3. Ballot will be sent for basin renovation

Meeting adjourned