

# Annual PKID Meeting: Cassia Place 07-11

Monday January 27, 2014

6:00 – 7:00 p.m.

## Public Works Assembly Room

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

**Attendees:** Harold & Cora Actipis, Ryan Campbell, Ruben Carrizoza, Nick Echevarria, Jim & Sandra Gibides, Deborah Godfrey & Chip Carr, Wendy Holmes, Justin Hurlburt, Geneviene Jones, Chelsea Lake, Pamela Lindstrum, Chris & Debbie Mach, Nathan Matthews, Dan Maturo, Jaclyn McClure, Dee Miller, Carol & Tom Pudans, Chris Reynolds, Anna Roon, Judy Sullivan, Victor Taylor, Charmine Uher, Roberta Wilson

## Staff Contacts:

- Maintenance -Rick Acuna - (480) 503-6268 -[rick.acuna@gilbertaz.gov](mailto:rick.acuna@gilbertaz.gov)
- PKID Improvements – Brian Border - (480) 503-6937 –[brian.border@gilbertaz.gov](mailto:brian.border@gilbertaz.gov)
- General Questions - Rob Giles - (480) 503-6824 - [rob.giles@gilbertaz.gov](mailto:rob.giles@gilbertaz.gov)
- Website Information – [www.gilbertaz.gov/pkid](http://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. Ryan Blair has been handling PKID improvements and will be passing that assignment onto Brian Border. Brian handles contracts and the improvements. Rick Acuna is from Parks and he oversees PKID's maintenance. Linda Tunney is from Parks and she will be preparing minutes. Rod Buchanan the Parks Director was also in attendance to observe the PKID process.

- **Welcome New Attendees**

Melanie Dykstra welcomed the group to the Cassia Place 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 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 vote no then we can't discuss any options until next year.

## **2. Improvements for FY2015**

- **Discuss Remaining Improvements**

Brian Border and Ryan Blair reviewed the following options:

- 1) The entry monuments cost \$16.21 per month.
- 2) The 20x20 ramada in the Douglas basin cost \$26.37 per month.
- 3) The Tot lot playground structure and ADA sidewalk cost \$34.86 per month, with an additional \$3.06 for the ADA sidewalk
- 4) Adding Redrock - 3 options:
  - o Option A (full restoration-trees, shrubs, turf, decomposed granite, irrigation infrasturcture) = \$59.33 per month
  - o Option B = \$45.64 per month
  - o Option C = \$51.76 per month

Melanie Dykstra stated that currently the basic maintenance rate is \$47.41 per month and this will be reduced because the general contract for maintenance came back with a lower fee.

The improvement assessment is done in fiscal year 2015, which starts July 1, 2014.

- **Determine if homeowners want Improvements**

Melanie Dykstra stated that now is the time to vote to determine if homeowners want to do improvements. If the majority vote is "Yes" then we can discuss which option you want to do. A "No" vote means they will not be undertaking any improvements.

The paper ballots were passed out and everyone was asked to write their name and address on the index card along with their vote of yes or no. There is one vote per household. The paper votes by the homeowners were counted by Melanie Dykstra and Rick Acuna. The total was 15 yes -21 no, including the proxy votes, not in favor of doing any improvements for FY15.

Melanie Dykstra stated that we will reconvene next year and letters will be sent out for next year's PKID meeting. If you need any information please contact Rick Acuna. There is a lot of information available on the Town of Gilbert's website under PKID.

## **3. Questions:**

- There was a question regarding the possibility of taking a vote tonight to not count the proxy votes because those people were not present. There was no vote taken on this question only discussion. A homeowner said that in regards to the question on proxy voting that it would be unfair because all homeowners pay taxes and everyone should be notified about a vote being taken to change from no proxy votes allowed to you must be present in order to vote. Some people live out of state and others just stay at home because they can do a proxy vote and don't need to be here to get into a disagreement with the group.

Some home owners felt that there was a big risk in voting yes to approve doing improvements, because of the fear that all of the improvements on the list might get approved, and then their monthly taxes would increase, when there may be only a few options that they are only interested in doing.

Rod Buchanan asked the question of how the town could improve the PKID process and make it better. He suggested the idea that we could look into sending out a ballot to every property owner if you want all property owners to be represented so that everyone's vote gets counted. Perhaps the structure of the options might be better accepted if we put each option on the ballot and let people vote on each one. Instead of holding a meeting everyone can cast a vote by mail-in ballot which must be sent to the town by a certain date. Rod stated that there are things that we can do to work together and make the process better.

#### **4. Action items:**

Rod proposed that anyone present can volunteer to be on a focus group so that a better way to capture everyone's voice can be done. He requested that volunteers put their name, phone number, email and address on a list. They will be on a focus group to help reconfigure the PKID process so that it is a fairer process.

**Meeting was adjourned at 6:52 p.m.**