

Annual PKID Meeting: Circle G Meadows II PKID 88-05

Wednesday February 6, 2013

6:00 – 6:30 p.m.

Public Works Assembly Room

Gilbert Staff: Rick Acuna, Ryan Blair, Brian Border, Rob Giles, Linda Tunney, recorder

Attendees: Dan Alexander, Rick Arnold, Randy Bell, Todd Bevans, Glen Bowers, Peter Carley Mike Cionci, Chris Dennis, Kendra Diegan, Carol Evans, Beth Farmer, Bruce Fenton, Bob Fitzsimmons, Ken & Rosemary Gangel, Vaughn Godel, Dave Heywood, Rich Lane, Emily Linehan, Ruskin Lines, Orlo Lsor, Bob & Barbara Mezinlko, Cindy & Mark Ogren, Ken & Beth Purvis, Sean & Jessica Perez, Richard Rodger, Bill Strait, Steve Strong, Heidie Van Tassell, Steve & Mary William, James Wright,

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**

Rob Giles Parks and Recreation Manager was the facilitator for the meeting. He had the team of staff in attendance introduce themselves. Brian Border works with CIP and he will handle any improvement contracts. Ryan Blair is the CIP Project Manager. Rick Acuna is from Parks and he oversees PKID's maintenance. Linda Tunney is from Parks & Recreation and she will be preparing the minutes so they can be put on the website.

- **Welcome new attendees**

Rob Giles welcomed the homeowners to the Circle G II PKID meeting.

- **Overview of PKID process**

Rob Giles asked if anyone was new to the PKID process and he gave a short review. The PKID's were passed by state law in late 80's. There are 11 in Gilbert and assessment gets added to the property tax. The assessment starting July 1, 2014 will be \$28.98 for basic maintenance which went down due to a new basic maintenance contract.

Ryan Blair said that each year we hold PKID meetings the end of January or beginning of February and at that time we will give you improvement options from the approved master plan and the cost to do those options. We will give those present the opportunity to vote on the options and the majority vote of those present at the meeting, including proxy votes will be counted. If approved the amount will be divided between the 143 homes in the development and added to your monthly assessment.

2. Improvements for FY2015:

- **Discuss Master Plan**

Ryan Blair reviewed what occurred last year at the PKID meeting. He stated that this is the third year without a master plan however, last year the consensus of the group was that the master plan needed some work. The group had formed a committee to make some redlines on the suggested master plan which was to be submitted to the town; however we never received any redlines. Ryan Blair stated that we did our due diligence and sent out numerous emails and phone calls requesting the master plan redline.

Ryan Blair said that he spoke with Dave Heywood who had brought some redline plans to this meeting. He will place those redline plans on the website so that the homeowners can review them and give their input. He said that they will be reviewed to make sure they are up to the town code, and after that they will be turned over to our architect and then turned back over to the homeowners to vote on at next year's PKID meeting.

Dave Heywood stated that a group of homeowners got together to redline the master plan, however we didn't get the plans back to the town. What we did was review the landscaping plan and the cost. We wanted to keep the trees but scale down on the rocks. We looked at the drainage culverts and scaled down the rock in that area and left most of it turf. We looked at the school where the kids cut thru and suggested adding a sidewalk instead of it looking like a beaten dirt path. We wanted to ask the architect about the shady areas where the Bermuda grass does not grow well to see if St. Augustine grass would work in the shade. He laid the plans out so everyone could take a look at them. If we can get some kind of plan approved as a neighborhood we can bite off smaller pieces at a time. We can't move forward with any improvements because we need to have a master plan approved.

Carol Evans gave a recap to the group. There is a redline version of the master plan that is going to be put online. Nothing will be done until the redline master plan is approved. We have a chance to get on a focus group and she suggested that everyone try to do so. This group wants the town to get a quote to over seed and repair walls. The homeowners have the option to meet as many times as we want.

Ryan Blair stated that if you passed the master plan you don't have to do all of the improvements at once, you can take and do them in smaller pieces.

Rick Acuna stated that the new basic maintenance contractor will be ISS Grounds Control.

3. Questions:

There were questions regarding how many times mowing and spraying for weeds is being done in the development. The group also wanted to know if the town could get a price to over seed, along with the cost of water and mowing for over seeding areas. Also the group wanted the town to get a cost to repair the walls.

Rob Giles encouraged the homeowner's to contact Rick or himself by email or phone whenever they see something that concerns them. Please do not wait until the PKID meeting to bring up something that is really bothering you, but contact either one of us with your concerns.

Beth Farmer stated that she did not see the \$1,200 listed on the budget which she turned in at last year's PKID meeting to be used for personal use within the PKID. She asked if Rob could look into that for her and get back to her.

Action items:

Ryan Blair will put the redline master plan on the website and he will email the location of the website to everyone present. He will get an estimate to repair the wall and email that information to everyone present.

Rick Acuna will get the price on over seeding and the water.

Rob Giles will contact Laura Lorenzen in Budget regarding the \$1,200 check that Beth Farmer turned in last year.

Rob Giles asked if anyone would be interested in volunteering to be on a focus group to look at the PKID process and determine how we can make this process better. Several people signed up after the meeting concluded.

Meeting was adjourned at 6:48 p.m.