

# Annual PKID Meeting: Morning Ridge 07-09

Monday January 27, 2014

7:00 – 8:00 p.m.

Public Works Assembly Room

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

**Attendees:** Ralph Fleetham, Mark & Andrea Manfre, Tom Reeves, Randy & Cheryl Wedmore, Vern & Carol Wincert, Dana Zazick

## 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 Morning Ridge 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 is no then we can’t discuss any options until next year.

Morning Ridge PKID has a current assessment of \$13.98 and your assessment will be going up to \$23.93 per month, because the basic landscape maintenance costs are going up starting July 1, 2014.

## **2. Improvements for FY2015:**

- **Review improvements remaining**

Option 1) Basin – All - \$74.27 per month

Option 2) Phase I- Turf- year 1 - \$41.39 per month

Option 3) Phase II - Decomposed Granite – year 2 - \$46.47 per month

Option 4) Half Basketball Court \$69.75 per month

Brian Border reviewed the options with the group. He stated that the whole basin can be done which would include the turf, irrigation and decomposed granite for \$82,000. Or we can do it in two phases. Phase I would be doing just the turf, which would require getting new irrigation for the turf. Phase II would be adding decomposed granite.

The current monthly fee is \$13.28 per lot and there are 92 lots. After July 1, 2014 the monthly fee will be increased for the landscape maintenance \$23.93.

Rick Acuna stated that we have been working on getting water off all the walls. He stated that we have talked about the turf, irrigation and decomposed granite. The turf option needs to be completed first to get the infrastructure in place for the new irrigation. Then option 2 the adding of decomposed granite would need to be done afterwards.

- **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 not undertaking any improvements.

By a show of hands all those who want to continue discussing options raise your hands. Nobody present raised their hand.

By a show of hands all those who do not want to continue discussing options raise your hand. The vote to do improvements was 0-7, which included 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:**

A homeowner had a question regarding when the original master plan was done and if they can redo the master plan.

Melanie Dykstra responded that there is a cost involved with make a change and you would need to get 50% plus 1 votes to make changes to the master plan.

Melanie Dykstra stated that we like to involve the homeowners, but if we can't maintain the aging landscaping we may need to do something to improve the infrastructure with council approval. Rick's staff will continue to work to patch things together so that you can vote on making improvements next year.

A homeowner asked if the town does make improvements what kind of internal restrictions does the town put on itself.

Melanie Dykstra stated that we wouldn't move forward without notification to the neighborhood. If something fails within one year than we would need to keep you informed. We will look again before we come back to see how we can phase in the options to keep it economical for all the homeowners which is more difficult because you have such a small development.

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

Rod asked the group if this process works for the group and is it the fair and right way to keep the group informed. He is looking for anyone interested in volunteering to be on a focus group on the PKID process. Most of the group wanted to keep the PKID process the way it has been because most of them attend the PKID meeting and like to hear everyone's feedback.

**Meeting was adjourned at 7:42 p.m.**