

Annual PKID Meeting: Park Village PKID 07-03

Wednesday January 28, 2014

6:00 –7:00 p.m.

Public Works Assembly Room

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

Attendees: John Boelman(2 homes), Alice & Kirk Burger, John Fuery, Debra Hicks & Steve Loray, Wayne Knowles, Dale & Suzanne Lunt, Carla & Thayer Verschoor, Wendi Webster, Cathy Youngblood

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 - Rob Giles - (480) 503-6824 - Rob.giles@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. Ryan Blair has been handling PKID improvements project manager. Brian will be facilitating contracts for any of the new projects and improvements you vote on. Rick Acuna is from Parks and he oversees PKID’s maintenance. Linda Tunney is from Parks and she will be preparing minutes.

- **Welcome New Attendees**

Melanie Dykstra welcomed the group to the Park Village PKID meeting.

- **Overview of PKID**

Melanie Dykstra gave a brief review of the PKID process. Gilbert meets with the homeowner’s 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 in your community. We always look for the lowest bid on projects. 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 votes “No” then we can’t discuss any options until next year.

2. Improvements for FY2015:

Ryan Blair reviewed what improvements were done last year to the walls. The town added water proofing to the walls and had notified the homeowners to do the same.

Several homeowners complimented the town of how much better the walls looked.

Brian Border spoke about the lighting project and the fact that the price went up so high that it was not done last year, rather the savings from that project were being passed back to the homeowners and you will receive a credit of \$7.09 per home. Also, Rick Acuna was able to get the maintenance contract price lowered this year and that savings of \$500 per month which will lower your rate by \$9 per month, which brings your base price to \$14.18. Any improvement that you want to do you will need to be added to the base assessment of \$14.18.

- **Review improvements remaining**

Ryan Blair reviewed the options:

- **Option 1: Lighting** –\$35,320 total cost to do the project, which would cost \$7.09 per month.

If you want to do the lighting we can use most of the credit from last year to cover that cost, plus a little more of \$1.23. The cost would be \$7.09 and you need to add \$14.18 for a new base of \$21.23.

- **Option 2: Guadalupe Road Frontage** –the cost would be \$14.07 per month, which will fix the landscaping in front of the school on the north side.
- **Option 3: Landscaping in the Basin** – the cost would be \$32.23 per month, which would add new irrigation, shrubs and trees, and refurbish everything.
- **Option 4: Site Amenities in Basin with ADA sidewalk** the cost would be \$24.21 per month, which would remove the exiting play structure and replace it with 2 new play structures and add 4 benches, 2 Barbecue grills, dig up sand and replace with wood chips, replace the volleyball net and add ADA sidewalk.

The maintenance fee is for one year. Any new assessments will begin July 1, 2014. If you don't do any projects this year, that is fine. You can phase in the projects so that it is more economical for everyone.

- **Determine if homeowners want improvements**

Melanie Dykstra stated that we need to take a vote to determine if we will proceed on any level. If a majority vote is a "Yes" then we will discuss options further. If a majority votes is a "No" then we don't move forward with any improvements. There is only one vote per household.

By a show of hands those homeowners present who want to discuss any improvements raise your hand, 9 Yes – 4 No, which included the 4 no proxy votes, in favor of discussing improvements.

Vote for Improvements for FY2015

Option 1: Lighting vote: By a show of hands do the homeowners present want to do option 1. The vote was 9 Yes - 0 No, in favor of doing the lighting project.

Option 2: Guadalupe Road Frontage vote: By a show of hands do the homeowners present want to include the Guadalupe Road frontage improvements? The vote was 6 Yes – 4 No, which included one absentee yes vote, in favor of doing the project.

Option 3: Landscaping in the Basin vote: By a show of hands do the homeowners want to do the landscape basin. The vote was 4 Yes – 4 No, a tie. Since the vote was a tie we cannot move forward with this project.

Option 4: Site Amenities in Basin with ADA sidewalk vote: By a show of hands do the homeowners want to do the site amenities with a cap of \$12. The vote was 7 Yes – 2 No, in favor of doing the project.

Melanie Dykstra stated that option 4 needs to have a focus group made up of volunteers from this group to review the amenities.

3. Questions/Suggestions:

The homeowners had concerns about how dark it is in the park area and because of that there is a lot more criminal activity happening. Also, the playground looks abandoned and it was suggested that it be removed.

The homeowners had concerns about the volleyball courts, which have only been used a few times and are now deteriorating. It was suggested that the volleyball courts be removed, because the homeowners don't see the value in it for the residents anymore.

Rick Acuna stated that the problem with removing the volleyball courts is that it may be more expensive to remove it and add turf.

4. Action items:

Melanie Dykstra asked if anyone was interested in being on a focus group to review how the PKID process can be improved.

Melanie Dykstra asked if anyone wants to be on the amenities focus group. Please give her your email address and she will send out a notification email to those who have volunteered.

Meeting was adjourned at 7:03 p.m.