

# PKID Meeting: Templeton Place PKID 07-02

Thursday January 29, 2014

7:00 – 8:00 p.m.

**Public Works Assembly Room**

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

**Attendees:** Tom Cooper, Sheridan & Ilene Hatch, Jane Hullinger, Robert Kroeger, Lynn Merrill, Michael Toms, Ken Watkins

## Staff Contacts:

- Maintenance -Rick Acuna - (480) 503-6268 - [rick.acuna@gilbertaz.gov](mailto:rick.acuna@gilbertaz.gov)
- Improvements – Brian Border - (480) 503-6937 – [brain.border@gilbertaz.gov](mailto:brain.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)

## Item 1- Welcome:

- **Introduce staff**

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

- **Welcome new attendees**

Rob Giles welcomed the group to the Templeton Place PKID meeting.

- **Overview of PKID process**

Rob Giles asked if anyone here is new and wants a brief overview of the PKID process. He stated assessments are billed annually and Gilbert has 11 PKID's. There are 133 homes in Templeton Place. PKID's are set up by state law.

Tom Cooper, a homeowner, was opposed to paying more money and taking a vote. He said that he spent money going to superior court and he will take the town to court if he has too. He stated that the property taxes are supposed to be paying for the water retention basin, but that someone put in a lot of rocks down in that basin. He stated that the Town of Gilbert has been taking advantage of its residents, because the town must have a majority vote from those homeowners in the neighborhood. According to your books it states that you must have two thirds majority of the community approving any improvements. It must be in writing on a form with two thirds of the people approving it. If you don't have two thirds of the community here tonight to vote, then the vote is illegal and does not count.

Rob Giles stated that if it becomes known that there is a process that needs to be changed we can get a legal opinion from the town's attorney and have the process ratified. The way we currently

do it is if we have 3 or more homeowners present then we can accept the vote. We did not receive any absentee ballots to be counted in the vote tonight. Every property owner gets a letter mailed out regarding the PKID meeting and it is also available online as well. Typically there is only 5% of the population that comes to meetings and votes. We suggest that if you are passionate about this to get on the Maricopa County Assessors website, which is a public record, and look up homeowner's names and addresses so you can write to them and encourage them to see things your way. Other than that can we would appreciate moving the meeting forward.

- **Review improvements remaining**

**Option 1: Landscape Improvements on Nunneley Road**, which would cost \$18.29 per month.

**Option 2: Landscape Improvements on 130th Street**, which would cost \$35.59, per month.

**Option 3: Half Basketball Court**, which would cost \$30.45 per month.

**Option 4: Basin Renovations Phase II**, which would cost \$39.35 per month.

The Base Assessment is \$34.45 which covers the basic services.

Ryan Blair stated that Rick Acuna got a new maintenance contract which costs less and that savings made the base assessment go down to \$34.45 starting on July 1, 2014.

Rob Giles stated that this group is going to be the voting body of 11 people. These assessments are for one year only. You are currently paying \$77.66 which will end on July 1<sup>st</sup> and your base assessment will go down to \$34.45. If you do any of the above options you would need to add that amount to the base assessment of \$34.45.

Brian Border stated that phase I was done and that phase II will continue placing new plants, trees and granite. Also, it will replace the main irrigation lines and drip system. Phase II is in the middle section of the park and will add 7 more trees, bushes and shrubs and flowers in the rock areas and turf restoration and irrigation replacement.

A homeowner reviewed with the group what they had undertaken in the past and he stated that it was based on the master plan. They fixed the landscape and irrigation on Cooper Road. They also agreed to monuments, took out the sand volleyball court, and added a half basketball court. We agreed to do the south third and now we want to do the middle third and fix the irrigation because it leaks. If you look you see your assessment will stay the same.

Tom Cooper, a homeowner brought up his concerns again.

Rob Giles stated that we will proceed under the current process and have it validated with the town attorney and that Mr. Cooper's concerns have been noted in the minutes.

- **Determine if homeowners want improvements**

Rob Giles stated if the majority vote is "Yes" to make any improvements you can decide what options you want to do after the vote. If the majority vote is "No", then no improvements will occur this year and the discussion ends.

By a written ballot residents voted, 4 Yes – 3 No, in favor of undertaking improvements.

Once again Tom Cooper voiced his concern.

Rob Giles stated that we will proceed under the process and have it validated with the town attorney. We will disengage from this topic for the rest of the meeting to be able to complete the meeting in a timely manner.

- **Vote to determine FY2015 assessment**

Option 1: Landscape Improvements on Nunneley Road - by a show of hands the vote was 4 yes – 3 no, in favor of undertaking the improvements.

Option 2: Landscape Improvements on 130th Street – by a show of hands, no one raised their hand to vote for this option.

Option 3: Half Basketball Court – by a show of hands, no one raised their hand for this option.

Option 4: Basin Renovations Phase II – by a show of hands, the vote was one person in favor of this option.

Your assessment for FY2015 would be \$34.45 plus \$18.29 for a total assessment of \$52.74 and this would start July 1, 2014. You would also be getting another phase of your master plan completed.

**Item 4 – Questions:**

A homeowner asked a question regarding how much maintenance staff is needed for the neighborhood, because he has noticed workers there daily.

Rick Acuna stated that the maintenance contract does have a daily crew working.

Rob Giles informed the group to contact Rick Acuna if you see or have any problems with the landscaping.

**Action items:**

Rob Giles stated that the PKID meetings are always in January and February and that letters are mailed to all of the homeowners. You can also get on the town's website to see when the upcoming meeting will be scheduled.

Rob Giles stated that he will contact the town attorney to get clarification on the PKID voting process and inform Tom Cooper.

**Meeting was adjourned at 8:00 p.m.**