

PKID Meeting: Templeton Place PKID 07-02

Thursday January 31, 2013

7:00 – 8:00 p.m.

Public Works Assembly Room

Gilbert Staff: Rick Acuna, Ryan Blair, Rob Giles, Jason Kerby, Laura Lorenzen, Linda Tunney, recorder

Attendees: Robert Kroeger, Brian & Samantha McCann, Lynn Merrill, Sherry O’Neill, Michael Toms, Natalie Sanchez

Staff Contacts:

- Maintenance -Rick Acuna - 480) 503-6268 - rick.acuna@gilbertaz.gov
- Improvements - Ryan Blair - (480) 503-6906 – ryan.blair@gilbertaz.gov
- General Questions - Rob Giles - (480) 503-6824 - rob.giles@gilbertaz.gov
- Budget - Laura Lorenzen - (480) 503-6868 - laura.lorenzen@gilbertaz.gov

Item 1- Welcome:

- **Introduce staff**

Rob Giles Parks and Recreation Manager introduced the team of staff in attendance. Ryan Blair is from the CIP team and beside him is Jason Kerby and he has been doing the PKID’s projects for 5 years and it will now transition over to Ryan. Rick Acuna is from Parks and he oversees PKID’s and he oversees the contractors on PKID’s and if you have any issues please contact him. Linda Tunney is from Parks & Recreation and she will be preparing minutes so they can be put on the website. Laura Lorenzen is from the budget office and if you have questions about the assessment she can assist with that.

- **Welcome new attendees**

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

- **Overview of PKID process**

Rob Giles gave a brief overview of the PKID process. He stated assessments are billed annually and Gilbert has 11 PKID’s. He has more background information available for those who are interested.

Item 2 – Funding for Future Improvements:

Laura Lorenzen stated that we have been informed by our attorneys that we can no longer bank money for PKID projects. If we want to do on the larger projects, we will either need to break the improvements into smaller pieces or complete the improvement over multiple years. The attorneys are trying to protect the homeowners since State Statutes gives Gilbert the right to determine the assessment for each PKID. It is Gilbert’s process to hold yearly meetings to get homeowner input on improvements. These yearly meetings are not required by State Statute.

Item 3 - Landscape Master Plan Improvements:

- **Review improvements remaining**

Ryan Blair reviewed the improvements. He stated that the play structure was completed last year and that wood chips have been added to make it ADA compliant. He reviewed the options with the group.

Option 1: Landscape Renovation of Large Basin \$144,000.

Complete landscape renovation of the large basin. Will need to add new infrastructure, new plants, trees, shrubs, sprinkler timer, and will not be removing any of the healthy trees. All the turf grass area will be brand new. This is a huge area to do with the limited number of homeowners so we broke it down into 3 sections. The sections are broken out in approximately thirds. The first section in the south will be \$57,500; the second section would be in the middle at a cost of \$53,100 and the third section in the north is \$40,000.

Option 2: Landscape Improvements on Nunneley Road \$26,000.

Ryan Blair stated that the decomposed granite will be added and the shrubs will be replaced and a new irrigation system will be installed.

Option 3: Landscape Improvements on 130th Street \$50,000.

Ryan Blair stated option 3 is the landscape improvements on 130th street.

Option 4: Half Basketball Court \$48,000.

Ryan Blair stated the last option is to add a half basketball court to finish the court to a full court.

- **Proxy vote review**

The homeowners in attendance were asked if they placed a proxy vote, and if so, would they prefer the proxy vote to count or do they wish to vote in person tonight. No one in attendance submitted a proxy vote.

- **Determine if homeowners want improvements**

Rob Giles stated if there is a yes vote to make any improvements you can decide what you want to do after that vote. If a no vote, then no improvements will occur this year. We can take the vote by a raise of hands or by a written ballot. We also have some proxy votes to count.

By a show of hands, residents voted 5-3, which included proxy votes, in favor of undertaking improvements.

Laura Lorenzen explained that during the planning process, homeowners were asked to put in any items that they would potentially like in the master plan. At the time a whole basketball court was included. It is up to homeowners if and when they want to add the other half of the basketball court. At some time in the future the renovations to the basins area will need to be completed.

Homeowners questioned the remaining improvements.

Rob Giles explained that you can't make major changes to the master plan unless approved by Council.

Jason Kerby reviewed where the improvements in the south side area would take place for a cost of \$57,500. All of the water sources are in the south side and that is why the architect must start working there first. Rick Acuna stated that the landscaping will be converted to xeriscape and that this area was the most in need of renovation.

- **Ranking of improvements**

No discussion.

- **Determine FY2014 assessment**

The homeowners agreed to do improvements in the south basin area.

Laura Lorenzen stated that the neighborhood is currently paying \$37.66 and this year it will be \$40 for the basic maintenance assessment. At \$57,500 to improve a third of the basin in the south area would have a monthly assessment of approximately \$76.

Item 4 – Questions:

Homeowner inquired about some new trees along 130th street.

Please contact Rick Acuna with any landscape issues.

Action items:

Laura stated she will send out emails to homeowners and asked them to make sure their email address is up to date so that when the improvements are happening they will receive updates by email.

Meeting was adjourned at 7:40 p.m.