

Rancho Ventura 12 IWDD Meeting Agenda
Board of Directors Meeting June 19, 2021, 10:00 am

1. Call to Order 10:10 am

2. Roll Call:

Jeff Bloker, Director - present

Nathan Hubbell, Director - present

Laura Stover, Director – present

3. Election of Board of Trustees:

Jeff Bloker - Chairman

Laura Stover - Secretary

4. Determining Fiscal Year: After discussion, the Board selected July 1st to June 30th.

5. Discussion of Public Record Retention:

Account established - [REDACTED]@arcadiacorners.com on Office 365. All Board members will get credentials and access.

Discussed Bylaws and possible provisions to same. Will reach out to Rancho Ventura IWDD and/or other close by/similarly situated IWDDs for their forms. We will review again on September 27th meeting.

6. Budgeting:

6.a. Current Repairs Needed

Grate Repair needed at south of Avalon at 44th Street - estimated to be \$300 and will ask Premier and/or Brett Crowther to handle this.

6.b. What will IWDD pay for in the Future?

Historically, prior to the IWDD being instituted, individual homeowners have repaired their own alfalfa valves and mainline repairs have been covered by the self-organized and resident funded Arcadia Corners Neighborhood Association. The Board feels that approach will continue as the general rule for the IWDD going forward but is cognizant that if an individual owner does not act, it impacts the delivery district, and can cause irrigation to be disrupted completely.

6.c. Bank Account establishment

IWDD Needs an EIN. Laura Stover will take the lead on this task.

After obtaining we will establish a bank account and we believe we will establish it at Desert Financial. The Board will meet on morning of Monday, Sept. 27th.

6.d. Annual Report

Lori Medaris with Maricopa County indicated the Rancho Ventura 12 IWDD does not have a requirement for the Annual Report or tax Certification in 2021 because there will be no tax revenue.

6.e. Setting Tax Rate

No tax rate necessary for 2021-2022 year due to no tax revenue from County. If tax rate was due, Board agreed to certify the tax rate that was in the initial Impact Statement.

Property Tax Levy Amount \$4688.84 divided by the total acres in the district, which is 39.973, equals \$117.30 (the tax rate per acre). This will amount to roughly \$27.21 annually per homeowner. (\$4077.25 would be the amount subtracting a 15% delinquency rate.) Certification will be due next year.

7. Discussion of Budget for Fiscal Year 7/1/2021 to 6/30/2022

No Revenue Expected in 2021 because no taxes being raised. Once taxes start the projection is \$4,688.84. Until revenue is received, expenses of District to be managed by Arcadia Corners Neighborhood Association.

Draft of Projected Expenses:

Administrative Fees (website, mailing, bond fees, bank account set up fees, printing) - \$500

Estimated Operations Repair Maintenance - \$2000 annually

Operations Emergency Fund is a goal, but it will not be able to be realized until taxes start to be generated.

Stated Budget was completed on the County Budget form and approved.

8. Outstanding Calendar Items

Next Meeting: Sept. 27th bank account set up; 8:30 at 4126 E. Pinchot Ave. then to bank.

Quarterly meetings are planned to be held in February, June, September and December.

8. Executive Session – None



Jeff Bloker (Jun 24, 2021 15:45 PDT)

Jun 24, 2021

Jeff Bloker

Date



Nathan Hubbell (Jun 24, 2021 16:15 PDT)

Jun 24, 2021

Nathan Hubbell

Date



Laura Stover (Jun 24, 2021 16:44 PDT)

Jun 24, 2021

Laura Stover

Date











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Final Audit Report

2021-06-24

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