

RANCHO VENTURA 12 IWDD MEETING AGENDA
BOARD OF DIRECTORS MEETING JUNE 12, 2022, 4:00 PM

- 1) **CALL TO ORDER**, 4:00 PM start
- 2) **ROLL CALL**
 - a) Jeff Bloker, Director, and Chairman – present
 - b) Nathan Hubbell, Director – present
 - c) Laura Stover, Director, and Secretary - present
- 3) **DISCUSS NEIGHBORHOOD OUTLOOK**
 - a) **OUTREACH TO RESIDENTS**
 - i) Discussed status of current system. Irrigator Brett Crowther stated via text message to Jeff; system is overall pretty good. The box just north of Avalon that services the north side of Avalon could use a new gate going south, as it leaks going through the south a little bit. Potential rusting at the bottom. Not a pressing issue but suggests replacing next season. Self-servers between Pinchot and Avalon between 44th and 42nd are not closing the appropriate gates and causing flooding in the alley. IWDD will work to identify and inform self-serving residents of proper techniques.
 - ii) 38"x38" screen cover installed at 3020 N. 44th Street by Premier Irrigation. This increases system safety and reliability. Paid by Arcadia Corners Neighborhood Association.
 - iii) Discussed preparing form letters for new residents because of house sales, I.E. WELCOME TO Neighborhood and explanation of the IWDD. Jeff and Laura to draft. Goal for preparing letters and flyer is by June 30th.
 - iv) Additional letter/flyer for all residents (new and old) to be distributed before September tax bills sent.
 - v) IWDD to work with Arcadia Corners Neighborhood Association for October block party. Need to prepare a Flyer for Block Party
- 4) **REVIEW DIRECTOR ACCESS TO SIGNIFICANT DOCUMENTS**
 - a) Jeff will send again via text (website, domain name, and Office 365) to assure Laura and Nathan have log in information.
- 5) **BUDGETING**
 - a) **DISCUSS HISTORICAL BILLS, UPCOMING ANTICIPATED EXPENSES**
 - i) Reviewed historical bills. Repair estimates have ranged from \$0 - \$10,000 / year, averaging about \$2,000 / year. This average is expected to increase.
 - ii) Anticipated expenses - We discussed the regular recurring costs + potential for gate repair North of Avalon that services 42nd St. Irrigator Brett Crowther says that appears to be the sole potential for additional expenses in 2023.
 - b) **BANK ACCOUNT ESTABLISHMENT WITH MARICOPA COUNTY**

- i) To be established with Maricopa County to receive funds raised by tax payments. Soonest seeing revenue is 2nd half of August 2022. Reach out to Bernice Salcido, Financial Services Manager at Maricopa County after Sept. 1st, for signature cards, warrants, deposit slips.
- c) **ANNUAL REPORT**
 - i) We don't have any revenue or expenses yet. All expenses handled by Arcadia Corners Neighborhood Association. We expect annual report will be due until 2023; Jeff will confirm with Lori at County.
- d) **SET TAX RATE FOR FISCAL YEAR**
 - i) **CERTIFY ESTIMATE**
 - (1) Discussed raising rate considering higher costs in 2022. Voted to say at the same rate originally proposed in the 2019 impact statement, \$117.30 per acre including 15% delinquency. Jeff Bloker signed paperwork to certify estimate.
- 6) **DISCUSS POTENTIAL BYLAWS, SET DATE FOR APPROVAL**
 - a) Jeff to take lead in putting together a draft. Discussion of how to assist with repairs in future once we have some reserves. \$2,000 estimated annually for costs of IWDD in an average year; \$4688.84 based on total at initial rate. Discussed our goal of \$15,000 reserves - so could be five years before we get there.
- 7) **ANTICIPATED CALENDAR ITEMS**
 - a) October 30th - Block Party, 4-7pm
 - b) Next elections to be held Nov 2023.
- 8) **EXECUTIVE SESSION.**
 - a) None required.

SIGNATURES

Jeff Bloker

Jeff Bloker (Jun 17, 2022 10:29 PDT)

Jeff Bloker

Nathan Hubbell

Nathan Hubbell (Jun 20, 2022 12:19 PDT)

Nathan Hubbell

Laura Stover

Laura Stover (Jun 17, 2022 10:34 PDT)

Laura Stover