

**ARCADIA CORNERS IWDD #81 MEETING MINUTES  
BOARD OF DIRECTORS MEETING JANUARY 14, 2024 10:30 AM**

**1. CALL TO ORDER, 10:45 AM**

**2. ROLL CALL**

- a. Jeff Bloker, Director and Chairman - present
- Nathan Hubbell, Director - present
- Laura Stover, Director and Secretary - present

**3. ELECTION REVIEW**

- a. Affidavit of Compliance properly notarized and filed with the County for 2024-2025 election, canceled pursuant to A.R.S. 16-410(A).
- b. Jeff Bloker, Nathan Hubbell, and Laura Stover to fill expired terms effective January 1, 2024 – December 31, 2025. Oath of Offices signed, notarized, and filed with the County.
- c. Bond Renewals to be paid by directors when received and reimbursed when funds are available.

**4. OVERVIEW OF NEIGHBORHOOD INFRASTRUCTURE STATUS**

**a. BRETT CROWTHER**

- i. Brett has agreed to serve the neighborhood for 2024, leaving at the end of year. Brett has someone in mind for 2025, but we need to find out more. We will look to form an Irrigator Committee of residents to provide recommendations and research new irrigator options.
- ii. Nathan will reach out to Solutions Irrigation, who has been seen in the neighboring areas providing irrigation services.
- b. Next Irrigation announcement anticipated 2/8/2024. Canals are currently in dry-up period.

**5. BUDGET REVIEW AND ANNUAL REPORT**

**a. 2023 REPAIRS AND 2024 OUTLOOK**

**i. 2023 Repair Review**

- 1. Repaired Location 2.1, screen cover and trash, intentional damage, assumed from nearby alley trash / homeless \$325
- 2. Repair location 2.2,
  - a. new screen cover and handle, \$300
  - b. smaller toggle gate, leaking, \$600.
- 3. Repair location 2.3, new cover on standbox. \$300
- 4. Repair at location 2.4,
  - a. new screen cover and brackets, \$300
  - b. Replace 12" toggle gate, \$661
  - c. This is a heavy gate, busted and cracked as seen in multiple pictures. \$1500.
- 5. Repaired Location 2.5, screen cover, handle extensions, \$446

6. Repair Location 6, replace 12" toggle gate and mortar, \$661
7. Repair at location 7, previously unknown location that was a partially covered /obstructed hole in the ground, creating additional neighborhood safety issue.
  - a. Pro Pipe clean out of South Catalina drive between 42nd and 40th street, \$1,800
  - b. new standbox and screen for location, \$800
8. Repaired X1 gate, outside of our district yet still impacting our water delivery, was repaired by the Leroy Vista IWDD. \$350 contributed to Leroy Vista's repair.
9. We received \$1,300 in donations from four residents, allowing us to complete the installation of covers at all stands as described above. This will reduce future expense and delay from trash/derbies introduction to system. This also greatly improves neighborhood safety.

**ii. OUTSTANDING DEBTS**

1. Revenues - \$904.27 in account. Currently a check outstanding to Leroy Vista IWDD #12 for \$350. Jeff (c/o yote.studio) is owed \$477.46 in reimbursements for administrative expenses, including plywood and sandbags for standbox 7, publishing of election call in newspaper, and internet services for [www.arcadiacorners.com](http://www.arcadiacorners.com). Jeff reimbursed for expenses.
2. Additional bulk of spring revenue expected by 4/30/2024. The current available fund balance is \$126.
  - a. \$150 in required bond fees expected, to be paid by directors and reimbursed at a later point as funds available.

**iii. 2024 Repair Outlook**

1. No known issues, except for minor leak between location 2.4 and 3 (between Avalon and Pinchot Ave at 42<sup>nd</sup> street).
2. We essentially broke even for 2023. We had several periods of negative balance due, with payment kindly deferred by our creditors until money became available. Neighborhood donation also helped significantly. We will look to raise 2025 tax levy by a more significant amount (10%-50%) to create the reserve of funds required for major repairs.

**b. APPROVAL OF ANNUAL REPORT**

- i. Set 2/6/24 at 2:00 to review and approve Annual Report; will be announced and Jeff will send out a zoom invite. Jeff will review and prepare an initial draft.

**6. REVIEW OF BYLAWS**

- a. There is a sentence that may need to be stricken - doesn't make sense and there is a typo. Section 1.03(g). May also address adding something regarding the problem with flippers discussed below.
  - b. Discussed problems with flippers and removing or dismantling parts of our system, unknowingly, or because they don't care. We need to have an established approach to this issue. Jeff has developed a welcome flier/notification of the IWDD and will provide it for review at next meeting. Nathan will also talk to the City of Phoenix Dev Dept to see if there has been any history with homeowners who come in and try to change things that impact the irrigation system. Perhaps there is some part of the permitting process where the IWDD can be discussed with homebuyer? Discussed the possibility of a fine and/or clarifying bylaw language to directly address this problem.
  - c. Jeff will update draft to discuss and approve at 2/6 meeting.
- 7. RESOLUTION ADOPTED, NAME CHANGE TO ARCADIA CORNERS 12 IWDD**
- a. Discussed name change - ARCADIA CORNERS IWDD #81. Lori (county) indicated to Jeff it is just a Resolution approving the Name change. SRP previously provided approval on name change.
    - i. Resolution 1 adopted and approved by unanimous board vote.
    - ii. The district's new name to be used immediately:
      - 1. Arcadia Corners Irrigation Water Delivery District #81
      - 2. Copy provided to County for review and filing.
- 8. COMMUNICATION WITH RESIDENTS**
- a. Block Party
    - i. Block party hosted by Arcadia Corners Neighborhood Association had a large turnout, provided a great opportunity for neighbors to meet and connect with the IWDD.
  - b. Discussed opportunities for beautification of the neighborhood through irrigation.
    - i. Block improvement grants for 2024 a possibility.
  - c. Summary of 2023 and 2024 outlook to be provided by Jeff in email to residents.
- 9. EXECUTIVE SESSION – None.**

Ended 11:45 AM

## SIGNATURES

*Jeff Bloker*  
Jeff Bloker (Jan 17, 2024 09:45 MST)

Jeff Bloker

17/01/2024

Date

*Nathan Hubbell*  
Nathan Hubbell (Jan 18, 2024 15:23 MST)

Nathan Hubbell

18/01/2024

Date

*Laura Stover*  
Laura Stover (Jan 19, 2024 11:31 MST)

Laura Stover

19/01/2024

Date