

**ARCADIA CORNERS IWDD #81 MEETING MINUTES**  
**BOARD OF DIRECTORS MEETING December 22<sup>nd</sup> 2024**

**1. CALL TO ORDER, 1:07 PM**

**2. ROLL CALL**

- 2.1. Jeff Bloker, Director and Chairman - present  
Nathan Hubbell, Director - present  
Laura Stover, Director and Secretary - present
- 2.2. Guests, Andrew Valles, Irrigator

**3. SYSTEM STATUS UPDATES, MEET WITH IRRIGATOR ANDREW VALLES**

**3.1. Osborn and 44<sup>th</sup> Street Vehicular Damage and suspension notice, X1 gate**

3.1.1. December 12 vehicular accident at 44<sup>th</sup> street and Osborn has damaged the X1 standbox, where the private irrigation system starts for properties within SRP gate 1-061-0600. This has suspended service for all residents in the area served, per 12/16/2024 – Facility Notice #39743 (Case 4874040).

3.1.2. Notes per Jeff Bloker:

3.1.2.1. On 12/16/2024- Jeff Bloker talked with Joel Kaminsky, Phoenix PD Department, accident investigator. He provided an incident exchange form, #202401827253

3.1.2.2. On 12/16/2024 – reached out to insurance company, Mendota Insurance on hold, asked for return call. Return call from Company was placed, but nobody was on the other line.

3.1.2.3. On 12/16/2024 – filled out online claim form on Insurance website.

3.1.2.4. On 12/19/2024 – Made another phone call to claims at 800-422-0793. Informed that the adjuster’s info is Yakima Kotton, 615-621-4459, claim number #0224007646. Called Yakima Kotton. Described the area affected and the estimate received from Premiere. Yakima identified that the insurance company does take responsibility for accident. Sent estimate from Premier Irrigation, Estimate 9642 on 12/18/2024 to [claimsmail@mendota-insurance.com](mailto:claimsmail@mendota-insurance.com)

3.1.3. IWDD directors discussed damage with Andrew Valles. This damage is the highest priority repair for the IWDD to fix. No water delivery to several hundred residents may take place without repair. Directors agree that waiting for insurance company is not an option. Premiere is authorized to repair and IWDD will seek reimbursement from insurance company. Director Nathan Hubbell will work with Premiere to schedule repair.

**3.2. 4045 E Avalon Box (Location 2.5)**

3.2.1. The box is leaking and has overgrown shrubs. Andrew recommends removing shrubs to better analyze issue. At this time, this is not a required repair to maintain system operation.

**3.3. 4107 E Avalon**

3.3.1. Andrew Valles reports driveway leak apparent with silty sand near installed driveway pavers. Board of Directors reviews inspects area. Unsure when the driveway was installed or constructed. Disturbance from construction is the responsibility of the homeowner/contractor. The leak may degrade, will continue to monitor.

**3.4. 4302 E Pinchot –**

3.4.1. Andrew Valles reports decent sized leak within backyard. Jeff will reach out to resident per information within MailChimp list.

**3.5. 4307 E Avalon –**

3.5.1. Andrew Valles reports major leak between alley and home. Board of Directors reviews inspects area with Andrew. Homeowner was in the backyard and has not witnessed the leak. The homeowners' fence is outside of the irrigation line, so the port is visible from the alley. There is significant vegetation surrounding the line that will need to be removed to conduct a repair. The home has been sold to a developer and the area is expected to be razed, which is likely to exacerbate the problem and create irrigation suspension. This line connects to Avalon and Pinchot. A suspension would affect 61 properties. Jeff Bloker will reach out to developer, Montecito Homes.

3.5.2. This property is the second highest priority for immediate repair.

**3.6. 4228 E Avalon Drive construction and prior suspension, owner has not responded to neighborhood damage assessment.**

3.6.1. Home was razed and is under construction, causing damage and suspension to line for two runs in September. Jeff Bloker talked with contact per demo permit info. Received a message back from Satish, who indicated the repair was completed, unfortunately SRP was not notified in time for second run. The home does not intend to use irrigation water in the future.

3.6.1.1. On October 29<sup>th</sup>, Satish was reminded of a \$200 fine that would be assessed to the property (per Feb 6 2024 approved bylaws, section 5.02 G) unless a check for the same amount was not received.

3.6.1.1.1. Bylaw reads: "Modifications made without pre-approval may, at the District's sole discretion, result in a levy equal to the estimate of returning the system to its function for current and future residents, plus \$200. Charges are to be determined by the District's Trustees."


3.6.1.2. No reimbursement has been received by the IWDD.

3.6.1.3. Board agrees to seek reimbursement per the bylaws and will assess property for \$200 as required.

**3.7. EXECUTIVE SESSION**

3.7.1. None required.

**SIGNATURES**

  
Jeff Bloker (Dec 27, 2024 15:42 MST)

Jeff Bloker

05/30/2024

Date

  
Nathan Hubbell (Dec 27, 2024 16:53 MST)

Nathan Hubbell

12/27/2024

Date

  
Laura Stover (Dec 27, 2024 11:59 PST)

Laura Stover

12/27/2024

Date