

MARTINEZ LAKE RESORT UNIT No. 1
ROAD IMPROVEMENT DISTRICT
BOARD OF DIRECTORS' MEETING
May 5th, 2023

The Martinez Lake Resort Unit 1 Road Improvement District Board of Directors' meeting was called to order at 3:08 p.m. on Friday May 5th, 2023. Present were Board Members Philip Johnson and Steven Castle, via phone conference Larry Gabele. No members of the community were in attendance, none showed. The meeting was digitally recorded. Pledge of allegiance was performed by all.

CORRESPONDENCE:

EMAIL:

An email was received from Mark Christopher. He stated that he will continue to pay for single use trash cans and does not want community dumpsters thru the RIMD. His other concern is if community dumpsters were put in place how would they be policed and what would be done to prevent contractors, renters from skid row and the corral, properties from behind the berlin wall, and others who do not pay in to the RIMD to use these dumpsters. Stating that if you have a property inside the RIMD you should have the finances for single use trash. He doesn't believe the trash trucks create any wear and tear on the roads. He then asked if the board thinks the roads get torn up from the trash trucks, how will the board handle people who do not pay the special assessment, drive their side by sides, or launch their boats at the MLR launch ramp tearing up the roads without compensation. there was a track tractor that drove thru the RIMD last year and tore up the roads and concrete. Who is going to go after these contractors or others damaging property. Lastly, his opinion is the RIMD needs to sell the street sweeper and contract a company 2-3 times a year from Yuma.

RADIX PROFESSIONAL SERVICES:

The board received a statement from the districts law firm. The statement showed \$765.00 against the districts \$1,000.00 retainer. The billing of 765.00 was for reviewing all the district documents, bringing on the attorney, reviewing and approving the Intergovernmental agreement with Yuma County. Larry said he was happy with the bill and it was a breathe of fresh air to receive a real itemized bill for Legal services.

Mark Christopher email: Larry Gabele agrees to disagree with Marks opinion of single use vs community dumpsters. Stating they have discussed this together in the past, Larry argued that not everyone has the ability to use a single use trash can as they are not here full time and the trash can would be left in the street for weeks or longer. Adding that most if not more than 90% use Martinez Lake Resort's dumpsters. Stating that people aren't driving up from Fishers to use our dumpsters. He then added that policing the dumpsters would not be such an issue and the ones utilizing them are the ones contributing to it. As for the contractors using them, he has noticed most the builders have large construction bins dropped and only small jobs use the dumpsters which in his opinion should be ok and encouraged. Philip Johnson said he agreed and that if single use cans were used himself and Steven aren't going to drive thru the community taking knocked over trash cans out of the street every trash day. Philip then urged that they want less large equipment and heavy trucks thru out the development beating up the road. Informing the board that Shepard Water just had a water main burst from heavy equipment driving over the main repeatedly and cracking a pipe. Steven Castle added he was in agreeance with the rest of the board that community dumpsters were the answer. Larry finished with that the formation paperwork of the district states "other common improvements that will promote public convenience, necessity, and welfare" defining that community trash would be covered under this article. Philip said to answer Marks question about "where the dumpsters would go", they would utilize RIMD tracts and Martinez Lake Development Tracts. These are small parcels thru out the development that were designed for such use. Larry said that they should receive bids from the dumpster companies and present to the community to see what they think. Philip agreed with presenting to public for the solution and ended with MLR is currently having gates built and the majority of the dumpsters are going behind locked gates that their tenants who pay for trash will only have access to. It was agreed they would contact C&D, CR&R, and Republic Services to get quotes for dumpsters thru out and then present to RIMD Community.

OLD BUSINESS:

STREET LIGHTS/ DISTRICT PROPERTY: Philip asked if there was any updates needed for the reviews previously for street signs, light poles, storm drains, other district property. Steven Castle said that he believes nothing has changed and the board just needs to work on the previous identified issues.

INSURANCE: Philip stated that the board has only been presented 1 quote for E & O insurance and still has not received anything back for the district property. They have worked with Jesse Bartes and received the E & O insurance quote and he is

working on the property/ liability coverage. Nikki Bostick was contacted and the board has still not received a quote for either coverages. He stated that they contacted a few other local and Phoenix insurance firms and they have not been successful either. Stating that its an odd coverage group with few companies that write policies. The board reviewed the 4 coverage options of the E and O insurance and agreed the \$1,527.00 annual option for \$1,000,000.00 coverage was the best option for all members and the cost was not too overbearing. Philip stated who would want to sit on the board without proper insurance to protect them as a volunteer position. Steven said he did not think we would want to be caught short or under insured with the prices of the property within the district. Larry motioned to approve the insurance policy, Steven seconded, and Philip made it unanimous. It was approved to pay Colonial General \$1,527.00 annually for insurance. Philip will sign and return the paperwork and Larry will order the funds from the County Treasurer account.

OVERLAY DISTRICT: Philip asked if there was anything that has come up with any conversations to the public and board members of missed items or values. Stating that only one they really had a question on was if trash can or cannot be included in current district and is \$100.00 enough to maintain everything required to be maintained. Larry said they did not have a definitive number of operations for annual budget and that only time will tell. He suggested we see how things are going and put together a presentation for the property owners to decide what increase, if any would need to be and what other things need to be covered once we have a better idea of finances needed. Philip asked if there was a way to do % based increase vs flat rate figuring in cost of living and based on single property rate not property value. This being that the same services are provided to the vacant lot and the \$2,000,000.00 improved property. So a same rate per property fee needs to stay in effect. Philip stated they are awaiting to hear back from the counties Improvement District office, they have reached out and said they are a bit busy but should be reaching back within the next few weeks to define and clarify a lot of the issues. Larry said that a cost of living increase would make sense due to \$14,400 15 years ago not being the same as \$14,400 today.

QUOTES: Philip stated the board had only received 2 quotes from the 5 companies they contacted. The issue that kept coming up is when the board contacted these companies they asked if they were bidding against other companies and if so if the other bidding company was Safeline. These companies such as Quail Construction stated they would not bid it as they subcontract Safeline for the scope of work needed. It was later found out that Hollis Brothers the second bidding company utilized Safeline as subcontracting all or a portion. After the board reviewed the

bids Safeline's Quote for crack sealing, slurry coat all the asphalt roads thru out the development seemed fair at \$29,880.00. Larry and Steven suggested that we have Auggie Vidovich and Terry Cameron both property owners and Road contractors review the bids and see if they are in line. Once the board receives their review it will be put to vote or back out for bid. The other bids were not apples to apples, the bid from Safeline for striping included red curb 15ft each way from each fire hydrant, blue road markers, and putting 10 no parking in street signs thru out the development at a rate of \$4,480.00. Hollis Brothers bid was red curbing the entire curb line thru out the MLD at a rate of \$7,125.00. Steven stated that when he walked and reviewed the project with the contractors Safeline had suggested not doing all the curbs as the new paint they have to use is high maintenance. Due to this they suggested minimal paint areas. The board reviewed and decided they would identify only the problem hydrants and find placement for the 10 signs, then receive a modified bid from Safeline for this revised project. Steve added that we should remove the blue markers saying they are unnecessary and added cost and maintenance we don't need. It was agreed they would be removed from the new bid. The last bid was Hollis Brothers for street signs and stop signs, no bid for this was provided by Safeline. Hollis bid signs at \$65.00 per 30x30" plus the sign pole of \$45.00 and \$160 per sign with trip charge for labor. Lastly, it was decided by all Philip would contact Vidovich and Cameron with all bids and get their input before a final decision is made, the board will take a field trip thru out the development for striping and sign needs per the bids received.

Philip stated some of the companies that were contacted for bidding on storm drains did not offer both jetting and pumping or atleast not in our area. Appollo Services had submitted a bid of \$3,000 per storm drain for the initial cleaning, jetting, and filter service. This quote was the maximum per drain stating some may only be \$1,000.00. Steven said he would suggest that we do the worst ones now and see how long the service lasts to get a bench mark of how long it takes due to some never being serviced in 15+ years. It was decided to complete work and then have them inspected in 12 months from service. Philip stated that MLR staff has been clearing debris and palm trees that are growing out and around the storm pipes that run into the river, this is being done at a cost to MLR at their expense to prepare for the work to be performed by the RIMD contractor. Larry said that we need to identify the problem ones and look at doing those every other year and the rest every 4 years. Again, this based on once we get our data back on needs. It was decided that they would do 3 problem drains now, 1st drain located in front of lot 87 and 89 on Osprey Point; 2nd drain located at MLR marina at Launch Ramp on Marina road and Smoke Tree; 3rd drain located at lot 7 and 8 on Striper. The max budget of this is \$9,000.00. Larry Gabele motioned for approval of the work,

Steven Castle seconded, and it was passed unanimously. In discussion it came up as who is responsible for maintaining the fire hydrants. Philip stated that was a good question and they would need to see which entity holds that responsibility. Larry said that to his knowledge no one has ever serviced or maintained them. Adding that if it is the RIMD what about the 2 hydrants located on Berlin wall who are not paying for the assessment and getting the benefit. Philip said he will dig into and see if this is Shepard Water, Martinez Lake Development, or RIMD expense and responsibility. It was discussed that the hydrants benefit the homes within the development and installed for the housing development, therefore it would be assumed that it's a community responsibility. Larry finished the quote/bid portion with the already identified sign replacement and put with the numbers provided from Hollis Brothers and what signs are already in storage.

IGA COUNTY: The Board received the Intergovernmental Agreement between Yuma County and Martinez Lake Resort Unit No 1 RIMD. Philip stated that all board members and the districts attorney have read and approved this agreement. This agreement handles all our elections and county operations that the County does on behalf of the district. Steven Castle motioned for approval, Larry Gabele seconded, and it was passed unanimously. Larry Gabele board Chairman signed on behalf of the board and Andy Kvesic the Districts attorney. Philip will drop off the wet signature copies next week at the county.

STREET LIGHTS: Specialty Electric who installed the street lights was contacted and provided a bid of \$2,898.00 for 2 days with 2 technicians to identify, repair, and make the system fully operational again. The board identified many damaged or non-operational street lights, Larry asked if they can install a larger base than our current ones. It was decided that the priority is to start with getting all operational and then work on getting the damaged or missing ones repaired or reinstalled. Philip requested that they install 2 new photocells, one for each section as they are inexpensive and can be part of the problem. Philip motioned that a max budget for labor and parts be approved for \$3,000.00 to repair and get functional, Steven seconded, Larry passed unanimously.

WMIDD: Philip brought up the Welton Mohawk bills, stating as discussed in previous meetings that the 2 street light meters should be transferred to their own account. This would clean up accounting and not have the issues of previous years where MLR pays the bills and must send a request for reimbursement from the district. The bill is about \$800 annually. Larry asked if it was going to cost the district to create an account. Philip stated to his knowledge they usually charge a \$300 meter deposit. He will contact WMIDD and verify this. Larry was curious as

to where the bill would be and how often the RIMD would send a check. It was discussed that the MLR address has been being utilized for the mailing and that 3-4 months' worth of bills would be paid in advance at a rate of about \$300.00. Larry motioned that we move the accounts to RIMD own account, prepay 6 months in advance for \$400.00 and approve a \$300.00 deposit if needed. Total spent of \$700.00. Seconded by Philip, and Steven made unanimously. Philip will contact WMIDD and set up the new account, Larry will order the payment from Yuma County Treasurer.

NEW BUSINESS:

FINANCIALS: Larry brought the board up to current on the districts financials, stating that after the \$1,000.00 spent on attorney retainer and fees the balance on the RIMD account is \$49,954.00. He then informed us that the account made over \$100.00 in interest from the balance. We have \$4,800.00 in uncollected so should expect that shortly hopefully. Larry stated that means 48 property owners are behind on their tax bill or some other combination. Philip asked about the proposed budget and Larry said he has started rough numbers. This includes bid work and making an annual budget. The board discussed budgeting for the current maintenance and future 5 year maintenance. Larry reviewed the rough budget saying there is over \$60,000.00 in work and payments to be completed and only \$49,954.00 in the account. Steven said that sign replacement budget estimated at \$400.00 a year is fair because that should be more than enough for damaged or stolen signs. Larry put \$1,000 for legal, Philip said he thinks that's fair based on the previous billings seeing's we have only used \$765.00 and that's the districts attorney being onboarding and brought up to date with all the reviews and contracts. Philip asked if the other members had any interest in doing the large projects in phases or splitting up some way. Larry said after talking to experts it should just all be done at once. Steven agreed that it is passed needing and should be completed at one time. Larry will continue to work on a more defined budget so one can be presented to the community. He was worried that the current budget doesn't allow for any contingencies due to the small amount of money coming in. Philip added that to keep in mind we need to submit an approved budget to the county by the submittal date, adding that the fiscal year ends June 30th.

CURRENT NEEDS/ FUTURE WORK: Philip asked the board if anyone has reached out or asked for anything that is not already being worked on. Larry and Steven both responded with nothing new to add.

CALL TO THE PUBLIC:

No members of the public attending/ showed

ADJOURNMENT:

There was no further business to discuss. The next meeting will be scheduled and announced at a later time due to unknown timing for receiving bids and quotes, posting of agenda and meeting will be posted at Martinez Lake Restaurant and Cantina, and www.mlrrimd.org. The meeting was adjourned at 4:55 p.m..

Respectfully submitted by

Philip Johnson

Secretary/ Clerk

Martinez Lake Resort Unit No. 1 Road Improvement and Maintenance District