

# 2024 Annual Meeting

Palo Verde  
Road Management Inc.

# 2024 PVRM Meeting Agenda

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- Call to Order
- President's Report
- Financial Report
- AZ Corporation update
- Annual Fee Determination
- 2024 Planned Project Review
- Public Comments
- Board Comments
- Adjourn

# President's Report

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- PVRM is the private road and drainage system maintenance body voluntarily run by your neighbors. We are all PV property owners.
- PVRM has an arms length separation from HOA2 with our own operating costs.
  - HOA 2 graciously administers the fee collection process for the PV home owners
- PVRM Finances are solid; covered next
  - We do want to publicly thank Dick Haynes for his Treasurer work since 2017
- We listen to you at these meetings
  - Example we did signs this past summer from reserves (\$39,750)
- We continue on our 25 YEAR PLAN to remove and replace roadways
  - This means must do 0.5 centerline miles per year
- Fee increase – Your Board is balancing work needs and keeping fees as low as possible.
- 2023 covered lots of pavement with crack filling and seal coat.
  - We positively impacted roughly 45% of our roads in 2023
- 2024 trying to keep things moving on our 25 year plan
- The Board has elected to reduce our reserves by investing in more 2024 work adjustment
- The Board appreciates you being here and contributing your time as well as your annual funding toward our private road and drainage system



**Palo Verde Road Maintenance  
RFP 2023 Site Map**

- 1: Michigan Ave (95,560 sf) PMM**
- 2: Ribbonwood Dr (43,295 sf) R&R**
- 2-1: Burgess Ct (6,975 sf) R&R**
- 3: Ribbonwood Dr (73,165 sf) PMM**

**Seal Coat/Crack Seal locations**

- 4: Ribbonwood Ct (9,345 sf)
- 5: Birchwood Ct (6,880 sf)
- 6: Queen Palm Ct (7,255 sf)
- 7: Burnaby Ct (7,835 sf)
- 8: Nottingham Ct (7,550 sf)
- 9: Fair Oaks Ct (6,955 sf)
- 10: Carrera Ct (7,285 sf)
- 11: Starflower Ct (12,820 sf)
- 12: Bellflower Ct (15,995 sf)
- 13: Sunnydale Ct (12,800 sf)

**Crack Seal Only:**

- 14: Flintlock Ct (17,130 sf)
- 15: Eastside Ct (6,400 sf)
- 16: Watford Ct (13,105 sf)
- 17: Chestnut Ct (17,340 sf)
- 18: Flame Tree/San Tan Blvd (22,750 sf)
- 19: Twilight Ct (18,350 sf)
- 20: Springtree Rd (15,495 sf)
- 21: Flame Tree Rd-Minnesota (6,825 sf)
- 22: San Tan Blvd (47,210 sf)
- 23: Burnaby Ct (8,740)
- 24: Hollygreen Dr (16,170 sf)
- 25: Foxglen Dr (13,200 sf)
- 26: Drifter Dr (12,045 sf)
- 27: Rosebud Dr (10,620 sf)







# AZ Corporation Update

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- ◎ Palo Verde is a registered corporation
  - We own the roads and some drainage
  - We so pay some modest amount of taxes
  - We do pay annual fees to be a registered corporation.

# PVRRM Agenda

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- Annual Fee Determination
- 2024 Planned Project Review
- Public Comments
- Board Comments
- Adjourn if no other business

# 2024 Fee Determination

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- 25 year replacement schedule
  - 11.3 miles
  - 2 gates requiring phasing for access
    - **Essentially must do ½ mile pre year of replacement plus maintain what was not replaced – now 5+ years**
    - **THIS REPLACEMENT WORK IS THE COST/FEE DRIVER**
    - **2650 lf \* 37' wide street \* \$3.50/sf = \$343,175**
- On going administration
  - insurance, street sweeping, taxes, mailings, bank fees etc
    - **Averages \$13,000 per year**
- On going maintenance - Annual work beyond new pavement
  - PMM sealing of new pavement in first 2 years
  - Crack filling
  - Seal Coating
  - Slurry seals
    - **Estimate \$35,000 per year above remove and replace**



# 2024 Fee Determination

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- 25 year replacement schedule - \$ 343,000
- On going administration – \$ 13,000
- On going maintenance - \$ 35,000
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- Costs to cover to stay on 25 yr \$ 391,000
- Divide equally by 1073 PV Residents
- -----
- \$364.39/Home
- Board decided \$350 was a big enough step
- Questions on the fee?

# Agenda

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- 2024 Planned Project Review
- Public Comments
- Board Comments
- Adjourn if no other business

# 2024 Work Plan

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## ◉ Reminder

- We have evaluated every street in front of every mailbox in 2022.
  - We continue to review and update that inventory
- We look at traffic volume.
  - We prioritize the wider “arterial” streets over the “neighborhood” streets in these early years of the 25 year plan.
- We will do narrower streets or cul de sacs if the evaluations and yearly updates indicate

# 2022-4 Roadway Evaluations

Each street                      At each mailbox

Number is pavement surface from 1 new to 9 potholes/gravel

1 = new      3 = good shape      5 = Alligator noticed      7+ = Bad pavement

The decimal is the average width of the cracks in 1/10 of an inch

So .3 is 1/4                      .5 is 1/2"      .7 is 3/4"      .9 is anything over 7/8"

1 Street	Address	Lot	West/South			East/North	Lot	Address	Road Class	Sum	Avg Score
3 Ribbonwood			West			East	Ribbonwood				
5 Ribbonwood	26634	59	3.5	3.5	3.5	3.5	60	26633	Cul-de-sac	14.0	3.50
7 Ribbonwood	26630	58	3.5	3.5	3.5	3.5	61	26629	Cul-de-sac	14.0	3.50
9 Ribbonwood	26626	57	3.5	3.5	3.5	3.5	62	26625	Cul-de-sac	14.0	3.50
11 Ribbonwood	26622	56	3.4	3.4	3.4	3.4			Cul-de-sac	13.6	3.40
13											
		Ribbonwood Ct.									
15 Ribbonwood			3.0	6.3	6.4	6.3	232	26617	Primary	22.0	5.50
17 Ribbonwood	26618	55	7.4	6.3	6.4	6.3	233	26613	Primary	26.4	6.60
19 Ribbonwood	26614	54	7.5	6.3	5.4	6.5	233		Primary	25.7	6.43
21 Ribbonwood	26610	53	7.4	6.3	6.3	7.5	234	26609	Primary	27.5	6.88
23 Ribbonwood	26606	52	7.5	6.4	6.3	7.5	235	26605	Primary	27.7	6.93
25 Ribbonwood	26602	51	7.4	6.5	6.5	7.5	236	26601	Primary	27.9	6.98
27 Ribbonwood	26438	50	7.3	7.5	6.3	6.3	236		Primary	27.4	6.85
29 Ribbonwood		Concrete					Concrete		Primary	-	0.00



# 2024 Remove & Replace Pavement Scope

Weighted Rank by Traffic		Road Ratings		Straight Worst to better Condition Ranking	
Road #	Road Segment	Rank	Road #	Road Segment	
1	Ribbonwood - N of Santan	1	43E	Regal Court - Gold Canyon	
9	Santan - Ribbonwood - Santan	2	7	Cloverland	
5	Spring Creek - Michigan/Golf cart	3	15	Buttonwood - South segment	
10	Flame Tree - Navajo/Flintlock	4	1	Navajo - East 1/2	
8	Santan-Gate/Ribbonwood	5	2	Navajo (west 1/2) & Ribbonwood	
4	Navajo - East 1/2	6	18	Bellflower	
12	Flame Tree - SpringCreek/Santan	7	35	Elmhurst	
3	Navajo (west 1/2) & Ribbonwood	8	5	Spring Creek - Michigan/Golf cart	
11	Flame Tree - Santan/Flintlock	9	25	Nottingham - North segment	
7	Cloverland	10	14	Sunnydale	
14	Sunnydale	11	1	Ribbonwood - N of Santan	
27	Minnesota - West / West 1/2	12	19	Chestnut Drive	
25	Nottingham - North segment	13	16	Buttonwood - Middle (Regal) segment	
28	Minnesota - West / East 1/2	14	9	Santan - Ribbonwood-SantAn	
35	Elmhurst	15	10	Flame Tree - Navajo/Flintlock	
15	Buttonwood - South segment	16	22	Silvertree	
30	East Drive	17	23	Queen Palm - South (Spring Creek/Silvertree)	
37	Boxwood	18	27	Minnesota - West / West 1/2	
20	Regal Drive	19	12	Flame Tree- SpringCreek/Santan	
19	Chestnut Drive	20	26	Michigan/Queen Palm/Fair Oaks horseshoe	
33	Navajo Place - Eastside/Flame Tree	21	20	Regal Drive	
43E	Regal Court - Gold Canyon	22	28	Minnesota - West / East 1/2	
32	Eastside Drive - South	23	33	Navajo Place - Eastside/Flame Tree	
18	Bellflower	24	36	Thistle	

# 2024 Work Plan

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- The Board has bid and is planning to execute this work in late spring/early summer 2024:
  - Concrete “valley pan” drainage work in 3 or 4 spots.
  - Remove and replace pavements
    - Spring Creek – from Michigan to 1<sup>st</sup> golf cart crossing
    - Finish south end of Ribbonwood
    - Navajo – entire main section (not SE most corner)
    - Flame Tree – Navajo turn and length until funds run out
    - Cloverland – entire length to Burgess Court
  - No sealing, crack filling or patching in 2024

# 2024 Plan





# 2024 Planned Income

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○ Properties in Palo Verde	1073
○ Per property road fee	\$350.00
○	-----
○ Income from fees	\$375,550
○ Interest on reserves est	\$ 12,450
○	-----
○	\$388,000
○ Reserves	\$284,600
○	-----
○ Total Funds Available	\$672,600



# 2024 Planned Expense

● Operating expenses	\$ 15,000
● Base bid	\$ 395,894
● Concrete drainage work	
● Navajo/Flame Tree	
● Flame Tree near Elmhurst	
● Sunnydale near Buttonwood	
● Remove and Replace	
● Spring Creek – Michigan to golf cart	
● Navajo – Ribbonwood balance/Navajo complete/Flame Tree very south	
● Added work	
● Cloverland – remove/replace	\$ 87,776
● Possible concrete valley pan at Cloverland	\$ 10,000
● Whatever extra length we can get	
● On South end of Flame Tree connecting to Navajo	+-\$ 16,330
●	-----
● Maximum planned total spend in 2024	\$525,000

# 2024 Planned Cash Flow

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○ Total Funds	\$672,600
○ Less 2024 Work	- \$525,000
○ Less Admin/street sweep	- \$ 15,000
○	-----
○ Net funds remaining	\$132,600
• New planned reserves level	

# 2024 Plan



FUNTH HWY

# Public Comments

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- Open the floor for questions



# Board Comments

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- Any comments or follow up from Board members

# Adjourn

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- ◉ Thank you for coming
- ◉ If interested in the Board or
- ◉ Have other questions after the meeting
  - please contact
  - Mark Brauer
  - President, PVRM
  - [dsmbrauer@gmail.com](mailto:dsmbrauer@gmail.com)