

# 2025 Annual Meeting

Palo Verde  
Road Management Inc.

# 2025 PVRM Meeting Agenda

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- Call to Order
- President's Report
- Financial Report
- AZ Corporation update
- Annual Fee Determination
- 2025 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; to be covered next
- We continue on our 25 YEAR PLAN to remove and replace roadways
  - This means our pace is to do 0.5 centerline miles per year
- Fee increase – Your Board is balancing work needs and keeping fees as low as possible.
- 2024 We paved a lot – more than our ½ centerline mile and reduced our reserves to +- \$75,000
- 2025 work will be more paving plus sealing our pavements placed in the last 2 years
- The Board appreciates you being here and contributing your time as well as your annual funding toward our private road and drainage system

# Financial Summary

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- Total Funds balance as of 12/31/2024
  - \$ 119,992
- Made up from (all at Wells Fargo)
  - Cash – Checkbook as of 12/31/2024
    - \$1,745
  - Savings Account – 12/31/2024
    - \$18,247
  - Reserve CD's
    - 4 mo. CD matures 3/10/25      \$ 25,000.00
    - 4 mo. CD matures 3/10/25      \$ 25,000.00
    - 7 mo. CD matures 6/10/25      \$ 50,000.00

# AZ Corporation Update

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- ◎ Palo Verde is a registered corporation
  - We own the roads, curbs and signs as well as some drainageways
  - We pay some modest amount of taxes
  - We do pay annual fees to be a registered corporation.
  - All PV homeowners are the corporation's shareholders

# 2025 Fee Determination

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- 25 year replacement schedule
  - Parameters
    - Palo Verde has 11.3 miles of roadways
    - 2 gates requiring phasing for access
  - Budgeting/planning each year's work
    - **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 \* \$3.75/sf = \$367,688**
- On going administration
  - insurance, street sweeping, taxes, mailings, bank fees etc.
    - **Averages \$20,000 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 \$18,000 per year above remove and replace**

# 2025 Fee Determination

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- 25 year replacement schedule - \$ 367,000
- On going administration – \$ 20,000
- On going maintenance - \$ 18,000
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- Costs to cover to stay on 25 yr \$ 405,000
- Divide equally by 1073 PV Residents
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- \$391.10/Home
- Board decided \$375 was the step yielding \$402,375 this year.

# Road Evaluations

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- 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 Road Evaluation Ranking

Weighted Rank by Traffic		Road Ratings		Straight Worst to better Condition Ranking	
Road #	Road Segment	Rank	Road #	Road Segment	Rank
1	Ribbonwood - N of Santan	1	43E	Burgess Court - Cul de sac	22
9	Santan - Ribbonwood/SanTan	2	7	Cloverland	23
5	Spring Creek - Michigan/Golf cart	3	15	Buttonwood - South segment	24
10	Flame Tree - Navajo/Flintlock	4	4	Navajo - East 1/2	25
8	Santan-Gate/Ribbonwood	5	3	Navajo (West 1/2) & Ribbonwood	26
4	Navajo - East 1/2	6	18	Bellflower	27
12	Flame Tree- SpringCreek/Santan	7	35	Elmhurst	28
3	Navajo (West 1/2) & Ribbonwood	8	5	Spring Creek - Michigan /Golf cart	29
11	Flame Tree - Santan/Flintlock	9	25	Nottingham - North segment	30
7	Cloverland	10	14	Sunnydale	31
14	Sunnydale	11	1	Ribbonwood - N of Santan	32
27	Minnesota - West / West 1/2	12	19	Chestnut Drive	33
2	Nottingham - North segment	13	16	Buttonwood - Middle (Regal) segment	34
28	Minnesota - West / East 1/2	14	14	Santan - Ribbonwood-SanTan	35
35	Elmhurst	15	10	Flame Tree - Navajo/Flintlock	36
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	2	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	Burgess Court - Cul de sac	22	28	Minnesota - West / East 1/2	
32	Eastside Drive - South	23	33	Navajo Place - Eastside/Flame Tree	
18	Bellflower	24	36	Thistle	

# 2025 Work Plan

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- The Board has bid and is contracting to execute this work in late spring/early summer 2025 (April as target):
  - Maintenance sealing on 2023 and 2024 pavements
    - Ribbonwood – SanTan to Michigan (23)
    - Spring Creek – from Michigan to 1<sup>st</sup> golf cart crossing (24)
    - Navajo – entire main section (24)
    - Flame Tree – Navajo to Elmhurst (24)
    - Cloverland – entire length to Burgess Court (24)
  - New Pavement
    - SanTan from Clubhouse concrete pan to Flame Tree
    - Flame Tree from SanTan to Spring Creek
    - Spring Creek – east end by PV golf hole 14
    - Nottingham (north) segment – Regal to Spring Creek

# 2025 Plan

*Contracted  
2025 Road  
work  
areas*

Pavement Sealer Area

Remove & Replace  
Pavement Area



# 2025 Planned Income

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○ Properties in Palo Verde	1073
○ Per property road fee	\$375.00
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○ Income from fees	\$402,375
○ Reserves/Cash 12/31/24	\$ 119,992
○	-----
○ Total Funds Available	\$522,367

# 2025 Planned Expense

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● Operating expenses	\$ 20,000
● Base Bid	
• Sealing - Sunland Construction	\$ 29,088
• Paving SanTan, Flame Tree (north), Spring Creek (east by hole 14 ) and Nottingham (north) - Pinnacle	\$414,805
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●	\$443,893

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# 2025 Planned Cash Flow

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○ Total Funds	\$522,367
○ Less 2025 Work & Admin	\$463,893
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○ Net funds remaining	\$ 58,474
• New planned reserves level	

# Comments

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- Open the floor for questions
- 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)



*Remove and Replace History*

2017 - \$125

*80% cul de sacs*

2018 - \$175

*Reserves, Intersection patches?*

2019 - \$175

*Twilight Dr W  
Spring Creek East*

2020 - \$175

*Nottingham So,  
Flintlock W,  
Watford W*

2021- \$175

*Michigan W*

2022 - \$175

*Ribbonwood So*

2023 - \$250

*Ribbonwood No,  
All street signs*

2024 - \$350

*Navajo/Flame  
Tree - 40% South,  
Spring CreekW ,*

