

D.V.C.A. MINUTES

November 11, 2005

The meeting, which was held at Hope Chapel, was called to order at 7:05 pm. Present were Philip Tucker, Phyllis and Walt Matthew, Jackie Bennett, Gordon Goulden, Rosie Whetzel, Kevin Greif, Marielle LaMar and Mary Morel.

Jackie Bennett motioned to accept the minutes of the October meeting, Phyllis seconded, passed.

Treasurer's report: Rosie reported that we have received one more membership, and that the treasury stands at \$2350.09. Jackie requested that a current list of the membership be provided to the board by the next meeting.

Philip wondered if we should raise the membership dues to \$40.00, as we will need additional funds to pursue an improvement district. Gordon stated that while he feels the current \$20.00 fee is "a bargain", the time is not right to request more money from those who already support us. Rather, we should focus our efforts on increasing our membership. Gordon, Jackie, Kevin and Mary said they feel \$40.00 is too high at this time. Jackie mentioned that we have already received memberships for this fiscal year at the current \$20.00 rate, and that an increase in dues at this time would create an accounting problem.

Kevin mentioned the proposed Walker Fire Dept. improvement district and the troubles they are experiencing. Currently, the fire dept. there is a volunteer organization funded by contributions; there are no deed restrictions that require property owners to contribute. When an improvement district was proposed, the boundaries that the Walker Fire Dept. currently serves were increased in the proposal. Many in the community felt that this was a bad move, and therefore, do not support the formation of an improvement district. Further, monies that property owners contributed for the running of the volunteer Fire Dept. have been used to create and mail promotional materials in favor of the improvement district. This has angered those who feel their contributions have been misused. Kevin feels we need to be very careful that we don't alienate those who are already participating (with their membership) by asking for more money.

Gordon proposed that we each make an effort to recruit at least one member, and encourage that new member to find another, etc. There followed a general discussion of the merits of mailing the newsletter to all property owners, as this has resulted in increased membership in the past. Kevin suggested that we phone past members and invite them to join again.

Philip said that we should re-visit increasing membership dues at the end of this fiscal year. Everyone agreed that that would be the best time to do so.

Traffic report: Walt mentioned the CYMPO meetings that will be held in and around the area. As Phil Ball mentioned in his email recently, the news release from CYMPO states

that “the purpose of this event is to present current and future conditions, introduce transportation system concepts, and discuss issues related to transportation needs and improvements within the region.” Phil also reminded us “the meetings will be informal open houses, where participants may ask questions and provide comments on needs and recommendations.” The schedule is as follows:

- Prescott Valley – 5:30 pm, Wednesday, Nov. 16, with a short presentation at 5:45 at the Prescott Valley Town Council Chambers, 7501 E. Civic. Circle.
- Prescott/Yavapai County – 2:00 pm., Thursday, Nov. 17, with a short presentation at 2:15 pm at the Yavapai County Board of Supervisions meeting room, 1015 Fair St.
- Prescott/Yavapai County – 5:30 pm, Thursday, Nov. 17, with a short presentation at 5:45 pm at the Yavapai County Board of Supervisors meeting room, 1015 Fair St.

Water committee: Philip and Kevin met with Bev Staddon and Randy Schurr, Yavapai county employees. They were encouraged by them to continue the effort to form a water improvement district.

Philip and Kevin also had a meeting with Don Bohler, the new manager of our water system. Don reported that he has fixed five leaks so far. He further said that he has orders for 30 new water meters. Don has hired an employee to perform maintenance and respond to emergency calls. He also mentioned that the expenses are greater than the income at this time. His preliminary impression is that the system is in need of quite a bit of work, but he recommends a thorough assessment before any improvement is undertaken.

Kevin mentioned that Don’s contract with the ACC is substantially the same as Bradshaw’s, with the following change. Bradshaw’s contract stated that all debt payments and current bills were to be paid *before* Bradshaw received their monthly management fee. The new contract allows for payment to the manager as well as payment of debt and bills.

Kevin also mentioned that we are still not getting any help from the ACC in regard to the proposed rate increase. They have put the increase on hold indefinitely due to “extraordinary circumstances”, whatever that means. This means that we are getting deeper in the hole with Prescott Valley, as the rate we are paying for water is less than what we are being charged. Prescott Valley increased our water rate in March of 2005; to date we are still paying the old rate, and the debt continues to increase.

There followed a general discussion of the merits of recruiting residents to serve on the initial board of the improvement district. Mary and Kevin mentioned that it would be beneficial if there were others who publicly committed to the improvement district, rather than the usual faces of the DVCA. It was felt that this would increase our legitimacy in the eyes of the community. Philip mentioned that he would contact a resident and ask him if he would serve on the board. Jackie said that she, too, would contact a resident and ask him if he would serve. Each of us should try to come up with new recruits who may possibly serve on the first board of the improvement district; the names and phone numbers should be brought to the next meeting.

There followed a general discussion on the various steps involved in obtaining petition signatures. Signatures must reflect ownership, i.e., sole owner, joint tenancy, living trusts, etc. Bev Staddon has said that she will review the petition, when it is finalized, to make sure it is acceptable to the county. We will need to mail petitions to everyone outside of our immediate area and follow up with phone calls. This will all take quite a bit of money as well as time, and brings home the need for increasing our “voluntary work force”. Philip mentioned that we need phone numbers for property owners. Jackie took a list of property owners, and said that Jim would get to work trying to obtain phone numbers for them. Rosie said that she, too, would help to obtain phone numbers. Gordon suggested that we put up signs telling residents to contact us via the web site. He also suggested the possibility of “scare tactics”, i.e., putting up signs asking residents if they want to haul water. Gordon will look into making the signs. Gordon will look over the potential petition and make corrections and additions as necessary. We will need to have “contact volunteers” who would be willing to answer any questions about the improvement district from residents and property owners. These contact volunteers will have their phone numbers published in promotional materials and on the web site.

There was a general discussion on the steps that need to be taken to maximize our chances of success. It was felt that we need a newsletter that will “sell” the improvement district to residents and property owners. We must address the needs and benefits of an improvement district to both residents and absentee landowners.

Newsletter: Gordon also spoke of the need for the newsletter to be on the web site. Mary and Kevin will write an article on the necessity of an improvement district. Jackie will write an article for the newsletter on the same topic. Written material promoting the need for an improvement district should be concise. This will be difficult, as there is much information to present. Walt will write an article on highway issues. Jackie will come up with a jobs list for the newsletter. Jackie feels that there is a greater response if people are presented with a choice of specific tasks, rather than us simply asking for volunteer help.

There followed a general discussion on the timeline for publishing the newsletter. It was decided that it should go out in early January.

Marielle will get information on a bulk rate postage permit. We will be using it throughout the year in connection with the improvement district, so it should be cost effective. Even though, as Kevin pointed out, the first mailing (upcoming newsletter) will end up being more expensive, future mailings will be less so and we'll save money in the long run. Kevin mentioned that we can also use the bulk permit to notify all property owners of the annual meeting next October. In the past, the resulting memberships we've gained have always exceeded the cost of the permit.

The meeting was adjourned at 8:55 pm. The next meeting will be Monday, December 12, 7:00 pm at Hope Chapel.

ACTION LIST

- Rosie will provide the board with a current membership list.
- Everyone will try to recruit at least one new DVCA member.
- Everyone will try to recruit someone to be on the board of the improvement district, and bring names to next meeting.
- Jackie will contact a resident she knows and ask him if he will serve on the board of the improvement district.
- Philip will contact a resident he knows and ask him if he will serve on the board of the improvement district.
- Jim Bennett will look up phone numbers for DV property owners.
- Rosie will look up phone numbers for DV property owners.
- Gordon will look over the improvement district petition and make corrections and additions as necessary.
- Mary and Kevin will write an article for the newsletter on the benefits of an improvement district.

- Walt will write an article for the newsletter on highway issues.
- Jackie will come up with a “jobs list” for the newsletter.
- Gordon will look into making signs.