

Southwest Village PID

ANNUAL MEETING

NOVEMBER 20, 2019 – 6:30PM

3116 S. GREAT SOUTHWEST PARKWAY



FirstService
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Agenda

Call to Order

Introductions

Approval of 2018 Annual Meeting Minutes

Nominations & Election

PID Overview

Operations Overview

Financial Overview

Citizens Forum

Adjourn

Introductions

Advisory Board

- Ben Robinson
- Patricia Wren
- Nina Cooper
- Michael Tunnell (Non-Voting Member)

PID Management

- Lee Harriss, CPA, Special District Administrator, City of Grand Prairie:
Lharriss@gptx.org
- Tamara Moore, PID Manager, FirstService Residential:
tamara.moore@fsresidential.com

Complete Landsculpture – Association Landscape Service

- Account/Site Manager – Christopher Sorrell



Southwest Village Public Improvement District #14

Annual Members Meeting Minutes

March 14, 2018

Board Members Present:

Ben Robinson, Board Member
Patricia Wren, Board Member

Board Members Absent:

Martin Johnson, Board Member

Others Present:

Kendall Abbott, FirstService Residential
Lee Harriss, City of Grand Prairie
Homeowners (See Sign-In Sheet)

The advisory board of the Southwest Village PID #14 held an Annual Membership Meeting on March 14, 2018 at the Main Library at 901 Conover Drive Grand Prairie, TX 75050.

CALL TO ORDER/ESTABLISHMENT OF QUORUM: The meeting was called to order at 6:47 PM.

WELCOME AND INTRODUCTIONS: The Board members introduced themselves to the members present. Kendall Abbott and Lee Harriss also introduced themselves. The members present discussed with the board the recent discovery at Martin Johnson has seemingly sold his property in the PID and is no longer eligible to be a board member.

APPROVAL OF MEETING MINUTES: Management presented a copy of the draft January 19, 2017 annual meeting minutes to the membership present. Ben Robinson made a motion to approve the meeting minutes as presented. Patricia Wren seconded. All approved. Motion carried.

CALL FOR NOMINATIONS TO FILL ONE (1) BOARD POSITION: Management solicited the members present at the meeting to volunteer to fill the open board member position left by the expiration of Ben Robinson's position. Nina Cooper (present telephonically) volunteered to fill the board position.

ELECTION OF ONE (1) BOARD MEMBER: Management passed out ballots for the homeowners present to write in their candidate for the open board member position. The ballots showed that Nina Cooper received nine (9) votes and accepted the position on the board. Her term will be for three years.

APPOINTMENT OF ONE BOARD MEMBER: Ben Robinson was appointed to fill the remaining term of Martin Johnson's position, which expires in 2019.

REVIEW BUDGET & FINANCIAL REPORTS: The homeowners received the budget to actual comparison through September 30, 2017 and reviewed the 2018-2022 budget with Lee Harriss.

CITIZEN FORUM AND OPEN DISCUSSION- The homeowners present were allowed to address comments and questions with the board, management and Grand Prairie staff. Those comments included: Having the annual meeting in January each year instead of changing months each year, wall repairs and expenses related to those repairs, repairs being made to the fence after it caught fire, boards missing in the fence that separates the adjacent apartment complex from

2018 Annual Meeting Minutes



Southwest Village Public Improvement District

#14

Annual Members Meeting Minutes

the PID, adding strand board to the fence area to make the fence boards harder to vandalize, installing bushes with thorns or spikes to deter trespassing from the adjacent apartment complex, parking concerns on Preakness St. that create a blind spot for drivers, communication about landscaping installations and renovations in the community to the homeowners so they can anticipate improvement in the community's appearance, installing surveillance cameras at the fence and gate areas at the fence that borders the adjacent apartment complex to have a record of vandalism to the gate and fence and the similarities between the 2017 annual meeting comments from homeowners to the comments at the 2018 annual meeting comments from homeowners.

ADJOURNMENT: With no further business, Ben Robinson motioned to adjourn the meeting at 7:47 PM. Patricia Wren seconded. All approved. Motion carried.

Southwest Village PID #14 Board Member

Date

2018 Annual Meeting Minutes

Advisory Board Nominations & Election Process

NOMINATION & ELECTION ACTION ITEMS

1. Nominations from the floor (1 position open for election)
2. Ballot Voting
3. Collection & Tally of Ballots
4. Election Results

ELECTION AND TERM DETAILS

- Elections are facilitated during the Annual Meeting
- Three (3) Year Terms
- Nominations are taken during the meeting

PUBLIC IMPROVEMENT DISTRICT (PID)

PURPOSE

State Law – Ch. 372 TX. Loc. Gov. Code allows creation

Why the City likes this mechanism

- Single family developments started adding more common areas to be maintained by city
- Existing developments in GP where HOAs quit maintaining amenities
- Parks and enhanced landscaping are typically HOA development-specific

What can they be used for

- Maintenance and improvements

PID BENEFITS

- Neighborhood-based
- Pays for improvements and maintenance for property value growth and sustainment
- Pays for a higher level of maintenance than city will provide
- Reduced insurance costs for PID (substantially less than HOA insurance cost)
- Reduced water rates for PID maintenance (government rate vs. commercial rates)
- Consistent collections delinquency rate lower than HOA (collection of payment is done with property taxes)
- No sales tax for PID
- Leverage economies of scale for larger PIDs

HOW DOES A PID OPERATE?

- Assessment amounts - 19 cents per \$100 of appraised value
- Assessments collected along with Grand Prairie city property taxes (collected by Dallas County); usually escrowed with mortgage
- Funds can only be used for cost of maintenance within the PID boundary and not for HOA owned common areas (pools & amenity centers)
- Budget prepared by citizens/PID Advisory Board and approved by City Council
- Contributions from builders and homeowners
- PID Board Homeowner Representatives selected by homeowners for 3 year terms
- Management of PID – oversees the day to day maintenance of the PID improvements. Reports to the Advisory Board and City of Grand Prairie.
- City of Grand Prairie Website: www.gptx.org/pid
- Note: The PID mailing list/assessment roll is based on Tarrant Appraisal District's (www.tad.org) and Dallas Central Appraisal District's (www.dallascad.org) records. You may check your property information by logging on to the appraisal district's website

PID Manager Role & Responsibilities

- Serve as a strategic community partner focused on homeowner value preservation and community enhancement
- Liaison for City, homeowners, vendors and various community partners on PID related items
- Conduct routine quality control and assurance inspections related to contract services and projects
- Develop appropriate scopes of work and execute request for proposals to ensure competitive
- Develop and oversee preventive maintenance schedules
- Negotiate contract terms and pricing for goods and services
- Procure vendor proposals for repairs, enhancements, and annual contracts
- Review and approve vendor invoices
- Schedule and prepare reports for quarterly and annual Advisory Board meetings
- Monitor the PID build-out revenue and expenses to be considered by the Advisory Board to be included in the annual budget & five-year plan

Southwest Village PID Map



Fence Reinforcement and Staining Project



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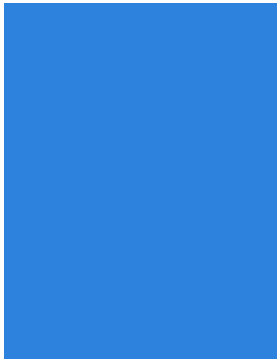
Landscape Bed Stone Work



Marquis Sign New Solar Lighting



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PID Community Block Party

Financial Overview

***Please note detailed financial material is included as a separate attachment to allow for ease of viewing

2018 Collected Assessments: \$41,156

2018 Expenses: \$51,582

2018 Ending Balance: \$35,398

2019 Collected Assessments: \$48,749

2019 Expenses: \$62,121

2019 Projected Ending Balance: \$22,026

2020 Budget Assessments: \$51,728

2020 Anticipated Beginning Balance (carry over from prior year): \$23,000

2020 Budgeted Expenses: \$64,924



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Citizens Forum

*FOR MANAGEMENT OF TIME PURPOSES
PLEASE LIMIT SPEAKING TIME TO 3 MINUTES PER SPEAKER
THANK YOU!



Thank you for your
community
partnership!

Meeting Adjourned
