

CATALINA VISTA NEIGHBORHOOD ASSOCIATION
BOARD MEETING AGENDA EXPLANATION FROM ALISON
Monday January 25, 2016

1. **Call to order/Roll Call/Introduction of Guests/Welcome new board members Debra Huffman, Alison Jones and Dory Martin.** (Board Roster attached.)
2. **Minutes:** Approval of November 23 Board meeting Minutes and Review of December annual meeting Minutes.
3. **Treasurer's Report:** Jan Hastreiter
4. **ACTION ITEMS**
 - a. **Election of Board Officers:** President, Vice President, Treasurer, and Secretary:
During the first board meeting of each year, the board elects its officers. Board members can nominate themselves for positions, or they can nominate other board members for targeted slots. **An election will ensue.**
 - b. **TRRG Guest speaker:** Lisa Jones, Tucson Residents for Responsive Government (TRRG) will attend the meeting to discuss TRRG and its purpose. CVNA board needs to determine if it is appropriate to become active in this group. The Website is:
<http://tucsontrrg.org/> The Website offers some useful information about City of Tucson projects and plans for the future.
TRRG is a grassroots coalition of City residents seeking a more meaningful voice in City government. Individuals are invited to become members, and businesses or non-residents may become a Friend of TRRG. According to the Website, there is a \$10 membership fee for organizations. There are no dues for Friends. Application forms for Friends are downloadable on TRRG website. Membership application forms are invited on the Website but not accessible. The next TRRG board meeting is on February 4 at 6:30 pm at the Ward 6 office. The group also has a code enforcement working group which is meeting on February 2 at 4:30 pm at the Ward 6 office.
 - c. **Discussion of Board structure.** As our January 25 meeting is the first board meeting in 2016, it is important to consider board structure, and some possible new committees, depending on board member availability and skill sets. The following lists existing committees and some possibilities for new ones.
 - **Executive Committee:** President, Vice President, Treasurer, Secretary. This committee works together to adopt the monthly board agendas. Board members who want to add an item to the monthly agenda should let the Board President know at least two weeks prior to each board meeting. If you want to add an agenda item during the board meeting, this will be placed under the agenda section entitled, "Parking Lot."
 - **Bylaws:** Our Bylaws have not been comprehensively reviewed for a long time. They are dated 04/20/98 when Ellen Adelstein presided as Board President. **It is recommended that the Board form an *ad hoc* committee to review Bylaws and**

recommend any changes to the Board for adoption at the 2016 annual neighborhood meeting.

- **CCRs:** The neighborhood's declaration of restrictions, conditions, covenants and reservations (commonly referred to as CCRs) are unusual compared to others in the city. First, they remain in full force and effect at all times and are automatically extended every ten years, unless on or before the end of an extension period, the owner or owners of a majority of the lots in said subdivision shall by written instrument duly recorded declare a termination of same. In the event any one or more of the conditions, restrictions, covenants and reservations in the CCRs shall be declared to be null and void, the remainder shall be unimpaired and in full force and effect. Second, the CCRs were recorded on October 30, 1941 at a time when racism flourished in the Nation. Subsequent Federal anti-discrimination laws have been adopted which take precedence over any state and local racist laws in the event of legal action. . A copy of the CCRs is attached.

In 2015, two issues were brought to our attention. (1) Numerous complaints were recorded by neighbors against neighbors who are building two storey guest houses they are calling "lofts." The City Planning Office staff members approved these construction projects because they meet City code. While our CCRs forbid construction of two storey structures, the City is not responsible for ensuring compliance with neighborhood CCRs. Law suits can be generated by neighbor against neighbor, and this has occurred in Catalina Vista. CCRs are the responsibility of the neighborhoods themselves. Important in this issue is the fact that we rarely know that neighbors have filed construction plans until after construction has begun and by then it is too late to take legal action. City Councilor Steve Kozachik has been attempting to find a way to have City staff inform us with enough advance notice of any construction permit applications in the neighborhood, but so far has not met with success. (2) In December, two complaints were documented by neighbors who oppose the construction of front driveway canvas tents to house automobiles. These tents must meet city code requirements. If code violations are suspected, it is up to neighbors to file complaints to the City should they so desire. This information was passed along to the complainants by the Alison. (3) Some board members remain uncomfortable with the racist nature of our CCRs. CCR Committee members should recommend any actions regarding our CCRs to the Board. **It is recommended that the Board form a CCRC committee that monitors activity in the neighborhood with a view to compliance with CCRs and City Code.**

- **Historic Ramada** (Dave Sunderman): This committee is moving at warp speed. Board members who wish to join should let Dave know. Please see further details below about the status of the ramada project and fund raising campaign.

- **Grant Road Construction:** Dave Sunderman represents Catalina Vista on the City's official Grant Road widening committee and reports regularly at Board meetings on recent action taken by the City staff and also on Committee recommendations.
- **Banner Hospital Construction and Casa Seton Construction:** To the West of Catalina Vista construction we see the new Banner hospital campus expansion project starting to take shape. To the South, construction has started on the Casa Seton homes on Elm Street. Steve Brigham and Kip Edwards have lauded our involvement over the past year, and want it to continue. I have volunteered to continue to represent the Board with this group and will report back each month as new issues arise. The Banner folks plan to create a construction Website that presents information about construction progress. Once it goes live I will share the link. (See attached email correspondence from Banner. The good news is that Banner must comply with City Code in any construction it conducts, and that includes replacement of the large neon sign on Campbell Avenue advertising Diamond Children's hospital. **It is recommended that a new committee be formed to work with the community relations folks that represent Banner and Casa Seton and take on the duties of the traffic committee which is discussed below.**
- **Annual Picnic:** Our neighborhood annual picnic is usually in April. I have asked Lori Ellerman if she is willing once again to take the lead in organizing this fun event and she has agreed. (Lori is a former board member.) **Please let Alison know if you are willing to serve on the 2016 picnic planning committee.** The picnic is supported financially with neighborhood dues revenues and will be on the February agenda as **an action item.**
- **Parks and Islands** (Jan Hastreiter): Jan not only serves as the CVNA treasurer but also walks our islands and takes care of clean up needs. She notifies the board of weeds that need spraying. The board generally approves funding for weed spraying when the islands get too messy during monsoon season. There is a separate sub-committee that cares for Tahoe Park, headed by neighbor David Crown who mobilizes committed neighbors who maintain Tahoe Park on a regular schedule. **If any board member wants to join the Tahoe Park maintenance group, please let Alison know.**
- **CCRC:** The UA Campus/Community Relations Committee is led by Mary Laughbaum, Director of Community Relations for U of A. It is composed of representatives of neighborhoods that surround U of A and focuses on campus expansion issues that impact neighborhoods, or student-related noises that need to be quieted. Bill Young represents Catalina Vista at these meetings and reports on issues discussed. He can also take issues to the Committee that impact Catalina Vista. (Minutes of the January CCRC meeting are attached for your information.)
- **Welcoming Committee:** **See note under item 6 below for a recommendation.**
- **Other:** In 2015 for the first time, we worked with the UA Mortar Board (honor society students) to clean up our worst alleys (easements). It is anticipated that the

Mortar Board students will once again want to help with neighborhood cleanup.

Does any board member wish to take the lead in working with M.B. for more easement cleanup in 2016?

- d. **Ramada at Tahoe Park:** The Ramada Committee met on January 23 and Minutes of that meeting are attached. A color for the metal frame was selected and the new design concept was unanimously agreed to. (See attachment entitled, “CVNA Ramada design concept. A quick visit to Tahoe Park will show you the red markings that layout the path to the ramada from the curb cut on the northeast end, to the ramada outline itself. Yet to be decided are the type of plaques on which the neighborhood history narrative will be displayed. Our major challenge is to raise the \$35,00-\$40,000 needed to complete this important project. **Board members will be asked to assist with selling bricks and fund raising efforts. If you are not yet a member of the Ramada committee and want to join, please let Dave Sunderman and Alison Hughes know.**
- e. **Neighborhood Board history:** Sara and Lloyd Wisdom offered to put together a brief history of the CVNA board.
- f. **Grant Road Widening:** The 161 page Grant Road District Zoning Ordinance document is available at <http://www.grantroad.info/pdf/zoning-ord-2nd-draft.pdf> The document provides details on construction plans, vision concepts for each construction segment (Catalina Vista is in segment V) and criteria for opting in to the Grant Road District standards, as well as review and approval procedures. It is recommended that Board members become acquainted with this document if you have not yet done so. Alison has on hand a set of the official blueprints of segment V that show a probable Michigan left turn planned for Grant Road between Campbell Avenue and Tucson Blvd. I will bring these to the January 25 board meeting should any board members wish to review them. The following information is offered regarding this construction project.
 - **Noise Study:** In January City staff members held a meeting to discuss the results of a Grant Road construction noise study. At least two CVNA board members attended—Dave Sunderman and Betty Jo Drachman. Dave reported that he heard many angry voices from Grant Road residents who felt strongly about the need for a noise abatement wall on Grant Road, however, City staff members reported that the study results do not justify such construction. City Councilor Steve Kozachik attended the meeting, and wrote about it in his January 19 newsletter that you received by email. (See attachment entitled, Grant Road Noise Study.Kozachik.) Briefly, Steve says the City does not have funds to construct a wall, especially one like that we have on Campbell Avenue. But many Grant road homeowners remain hopeful that the economy will improve by the time Phase V, the final construction segment, rolls around. **Does the board want to go on record regarding this issue?**
 - **Grant Road Central Segments Coalition:** This new coalition was formed specifically to address the Grant Road widening as it potentially impacts the four neighborhoods in which Catalina Vista is located: Catalina Vista, Jefferson Park, Samos, and Grant/Campbell. Betty Jo Drachman and Alison Hughes have been

attending these meetings to represent Catalina Vista. This is an extremely active coalition that is addressing major issues such as what happens to the remnant parcels on Grant Road that remain after the city has used needed portions of the properties it purchases for road construction. JP activist, Joan Daniels is on top of issues that impact their segment, and recommends that because the Catalina Vista area is last in segment design and implementation it is not too late for us to have some say in design. **Is a board member willing to take Alison's place in this group and attend meetings with Betty Jo who is willing to continue serving?** (Coalition member roster is attached.)

- **Frontage Road residents:** Due to the imminence of the noise study meeting this month, Alison addressed and copied a letter to Catalina Vista Grant Road frontage residents. Dave Sunderman and she hand-carried the letters to each house prior to the meeting. Board members received a copy of the letter by email before distribution. Three home owners wrote to Alison indicating their interest in becoming engaged in this issue, and all felt passionately about getting a noise abatement wall erected on Grant Road in front of their properties.

g. New hospital construction

- **Schedule:** Construction planning has started with installation of fencing in the construction area. The construction timeline will be posted on a new Website Banner is in the process of developing.
- **Helicopter update:** This month, Banner Hospital community liaison Steve Brigham invited new board member Debra Huffman and Alison Hughes to participate in a walk-through of the existing helipad on top of Diamond Children's Hospital. Debra's home on Sierra Vista Drive is located close to the helipad and Debra is cognizant of the number of times a pilot takes the wrong flight path to the helipad and causes undue noise for Catalina Vista homes that are located in the vicinity. Steve showed us the steps already taken to try to get pilots to be compliant with the flight path rules, including better signage of the flight path map on top of the helipad and at the helipad elevator. Discussion on this issue continue.

h. Casa Seton construction update: Alison has written to Bob Gugino asking for an update on construction timeline. Hopefully a response will be received in time to report to the Board.

i. Spring Newsletter

5. Committee Reports

- Grant Road Improvement Committee:** Dave Sunderman, member, will report.
- CCRC** (Bill Young, member)
- Parks and Islands:** Jan Hastreiter, member, will report.
- Traffic Committee:** This committee has traditionally explored and noted any new neighborhood issues with traffic. Examples are cross-roads that need Stop Signs, or areas around the park that need better signage. A good example is the no-parking zone put into place in 2014 as the result of a petition generated by two neighbors on Sierra Vista to halt the daily parking of UA employees outside their homes around Sierra Vita/Kramer. Committee members worked with the affected neighbors to ensure the petition drive

succeeded. Alison traditionally chaired this committee. This committee also notes and reports pot holes that need filling as well as any dangerous traffic areas. **It is recommended that in 2016 and during the course of the surrounding construction, the duties of the traffic committee fall to the Banner Hospital/Casa Seton Committee that is suggested.**

6. **Welcome:** In the past committee representatives have dropped by to visit new homeowners and welcome them to the neighborhood as well as invite them to join the neighborhood association and become engaged in neighborhood activities. If this committee is to be continued, it needs to be reconfigured. **Should the board retain the Welcome Committee and if so, who is willing to serve?**
7. **Information Items**
 - a. Homes for sale in the neighborhood: Title Security Agency personnel are now sending homeowner association resale notices to Alison as president. In response, I complete a form describing our dues structure, our CCRs, and the like. Homes either recently purchased or currently in escrow are as follows, based on requests from Title Security:
 - 1800 N. Norton (Purchasers are Derek Lemoine and Courtney Crosson)
 - 2058 E. Hampton (Purchasers are Thomas Zitzmann and Lori Zitzmann)
 - 160 N. Sierra Vista (Purchasers are Kimberly Leneill Pohienz King and Nicholas McCarthy)
 - 1830 N. Norton (Purchasers are William Young and Katherine Young)
 - b. CCRCs: See above under the CCRs (item c).
8. **Parking Lot :** New business items (here we discuss any items raised that are not on above agenda.)
9. **Call to the audience**
10. **Adjournment and networking**