

CATALINA VISTA NEIGHBORHOOD ASSOCIATION

BOARD MEETING Minutes

March 23, 2015

7 pm

Arizona Inn – Safari room

1. Call to order/Roll call

Meeting called to order at 7:02 p.m. Attending the meeting from the board were Anne Barrett, Betty Jo Drachman, John Fendrock, Jan Hastreiter, Alison Hughes, Marco Liu, Laura Mielcarek, Dan Schnoll, David Sunderman, Sara Wisdom, and Bill Young. Absent: Ellen Adelstein, Gerry Geise, Jeannie Sterns, and Nancy Zeldin.

2. Introduction of guests

Councilor Steve Kozachik (Catalina Vista) Bob Gugino (Attorney) , Chris Cumberly, Jose Ceja (architect), David Crown (Catalina Vista) , John Warnock (Potter Place) Diana Livermore (Potter Place) Laurie Ellerman (Catalina Vista). Other guests were present but did not sign in.

3. Approval of Minutes of February 23, 2015 (Marco Liu)

Motion to approve minutes by Dan Schnoll Seconded by Betty Jo Drachman. Passed unanimously.

4. Treasurer's Report (Jan Hastreiter)

Balance in account is \$9,982.85

5. Action Items

- a. Sale of Kramer Ranch/Potter School of Girls Property—Steve Kozachik presented Bob Gugino and his team members who are preparing plans for the development of this property. They have not yet closed on property but have a binding contract. Proposing with Chris Kimmerly, won builder of the year twice. Platinum and silver award winners. Bob has been involved in development for over 30 years. Architect Jose Ceja has much experience in many projects with examples of blended design. Zoned R2 with plans to do no more than 13 homes. Planned to do a gated and walled area but with input has decided not to construct a wall. Main entry point will be located so as to avoid light spilling over to other homes. Will add monuments that match the existing Potter Place and Elm entries. Will remain restricted to single family homes, single story, with architecture that matches the Arizona Inn. 2500 to 3000 s.f. selling for around \$300 per s.f. Vision building the nicest infill project in the City. Hopes to attract University and Banner employees. Timeline is to close in May. Demolition permits are secured. The three structures will be demolished and construction will begin by last quarter this year. Will build all at once with final construction date of final quarter 2016. There will be noise but will try to control as much as possible. Jose has been thinking about how to make these homes modern and unique yet in a way that honors the Inn. Concept of courtyards with thick walls and 10 to 12 ft. Ceilings. Wood beams, cantilevered walls, brick pavers for walkway and the streets. Tile roof

and parapets. Colorful windows. Lots of detail that mimics the Inn. Alison mentioned issues with deed restrictions. Diana was initially upset because she had tried to meet with the Inn to inquire about the property and was not received well. She would like to ask that the large trees be saved as much as possible. She also would like to see wildlife relocated humanely. Finally, the dark skies ordinance should be respected and sustainability should be explored including water, solar, etc. parking for visitors may present a problem. No grass but artificial turf. Will salvage some of the moldings and tiles. Will try to incorporate some of these items in the development and make tiles available to ward 6 office for distribution to interested persons.

b. Neighborhood social update

The planning committee is chaired by Laurie Ellerman. Laurie reported that she has a great team. The event will be on April 18 from 8 to 2. Grilling was preferred over Eegees. Estimated budget needed is \$600 - the same as last year. Motion to approve funding at \$600 by Sara Wisdom, seconded by Jan Hastreiter and approved by the board. They are seeking a geologist to give a talk about the Catalina Mountains which are so iconic to the neighborhood. Bench dedication during the event is planned .

c. Parks Committee Update: David Crown

David Crown reported his committee has continued to work with a group of volunteers to clean and maintain the Parks. The dedicated group works about 40 weeks per year. Reports to Tucson Clean and beautiful. If we demonstrate care for the park, we are treated favorably for requests for services. Alison mentioned the drinking fountain concern with dog use and health risks. The new Clean and Beautiful sign is up. Thanks to David and committee members for their work over the past 10 years. Reporting hours and issues remains the most difficult part. Not supposed to do landscaping but weeds and goat heads can become problematic. Jan reported the Islands are in good shape. Bill Holmes works several hours per week and Jan does as well but they don't report any hours as part of the Parks Committee.

d. Listserv policy report—Sara Wisdom

Sara reported the listserv is going to be just for board members for board business. Everyone has to agree to be on it and must respect appropriate use. Will do more research. The discussion turned to use of the listserv by the entire neighborhood residents. Sara stated this is much broader and would require further research and consideration.

e. Alley/Easement safety and TEP policy

Mortar Board clean up by 40 students. Alison expressed gratitude to the UA Mortar Board students and board members who worked extremely hard on March 7 to clean up the worst easement areas in the neighborhood. She pointed out that some of our easements continue to be frequented by homeless individuals and there is a lot of foot traffic and dumping in some locations. She re-visited the issue of chain link gate in the worst alleys to restrict access. She spoke with TEP and was told they would allow the gates and will provide the locks to gain access. John Fendrock will send the bids he got last year for the chain link gates. Consideration needs to be given to all

other utilities with access rights. Steve Kozachik will follow through on this issue, and it will be added to the April board agenda.

f. Catalina Vista Home Tour—follow up discussion

Annie Barrett reported she spoke with Jefferson Park and learned they have not done one in a few years. Sam Hughes is very organized and really have their act together. She will go on their tour April 10th to ask questions, observe and learn. She will report further on this issue at our April board meeting.

g. Sun Tran Presentation option

Alison noted that a Sun Tran representative has asked to speak at one of our board members and asked the board their preference. It was suggested that instead of their attending a board meeting, a representative can hand out literature during our social event. Alison will let them know.

h. Neighborhood Watch –

Alison asked board members if they knew of follow up within the neighborhood regarding the formation of Neighborhood Watch groups. Dan Schnorr indicated interest.

6. Committee Reports

a. Grant Road Widening (Dave Sunderman)

Dave reported a meeting on 18th with subcommittee to do leg work and report back to larger committee. Anyone can access info and updates on the Website. Work to start on the 30th. Alison noted the importance of getting a wall installed on the north side of the neighborhood that matches the one on Campbell Avenue. This would act as noise abatement as well as contribute to the aesthetic. The City's poor financial status was recognized as a consideration. But since the road at the Catalina Vista stretch won't be widened for many years, perhaps the fiscal situation will have improved and we can continue to advocate for the wall.

b. CCRC (Bill Young)

Bill gave the report that the last meeting had a manager of some nearby apartments. A biosciences lab is planned but will not impact our neighborhood. Free tour of Spring Fling is available to interested board members before it opens. See Bill if interested. President Hart will speak about budget during May 12th meeting.

c. CVNA Board history committee

Update on History Committee not given but Dan suggested items of particular interest could be shared at the social event.

d. CVNA Board leadership transition nominations

This topic remains a high priority for this Board. Dan and Jan to report at next meeting.

7. Information Items

a. Report on Mortar Board student clean-up

March 7th event was already discussed

b. Historic designation

No further action has occurred in the neighborhood at this time

c. Neighborhood Newsletter: Disseminated electronically only

Newsletter went out on March.

d. Catalina Vista Street Report (Dave Sunderman). Dave was thanked for his good work in getting the pot holes filled in the neighborhood over the past month.

e. Graffiti clean-up and parking garage clean-up – Jan Hastreiter and Alison Hughes followed up in having graffiti removed this past month.

f. Watering palm trees in islands: Alison noted that there is continued concern about the palm trees throughout the neighborhood continue. Except for the palm trees at the park, they stopped being watered by the city years ago and neighbors are concerned that eventually they will die. Some already have been removed. Steve Kozachik offered to check into this issue.

8. **Parking Lot** – new business items (Here we discuss any items raised that are not on above agenda) – no items were parked.

9. **Adjournment and Networking**

Meeting adjourned at 8:30 p.m.