

BBVNA BOARD MEETING NOTES - 6/11/2018

The Board convened at 6:30 pm at the home of Barbara Becker, and the meeting was called to order at 6:40 pm. Barbara led the meeting.

1) Welcome & Introductions. In attendance were:

Board members:

Barbara Becker (President)
David Holder (1st VP),
Mike Weingarten (Secretary),
Rita Toland (Treasurer),
Richard Roati (Urban Forestry & Wildlife Committee)
Joan Thomas (Malvern Plaza Committee)
Suzie Husband (Welcome Committee)
Margaret Johnson (Neighborhood Watch Committee)
Dick Basye (MCRC rep)
Mary Wolfe (Member at large)
Wayne Anderson (Member at large)

2) Approval of Past Minutes (Mike):

The Board discussed a comment from Suzie and agreed to a change in wording in our minutes from our May 14, 2018 meeting, to clarify who was supporting the Winsett street proposal. With that change, the Board approved the minutes. Mike will send the updated version to Judd for posting on our website.

3) Treasurer's Report (Rita):

Rita presented the current balance figures for our accounts:

Checking account: \$3256.73
Savings account: 6866.98

Total: \$10,123.71

These figures include the most recent fundraising additions, as well as the most recent invoice payment to Chris Evans.

4) Street Names on the Walkway (Richard):

We discussed the fact that the stenciling of street names on the curbs at the street intersections along the walkway had been completed last weekend, with the exception of the Arroyo Chico intersection. There was approval and thanks given to all involved. The stencils look good, and will be a helpful addition for the neighborhood.

5) Updates to Our Neighborhood Plan (Barbara & David):

David provided an update on this early effort. As recommended last month, the Board supports the updating of the plan in the upcoming City efforts. David presented a draft of the 2-page questionnaire response he recommends be sent to TRRG for BBVN, based on his review of the existing plan. (Copy is attached to these notes.) We noted that areas checked as needing attention in the plan update are simply ones which have changed significantly since 1988 when the current plan was approved. They are not necessarily signals of problems needing attention, but in some cases may require updating due to changes for the better. The Board approved the framework of David's proposed response to TRRG, and Barbara will add some additional wording prior to submission.

6) Historic Designation Project Update (All):

Mike started by summarizing the meeting this past week with Chris Evans, and the list of contributing properties that he has delivered. He reviewed the draft of the letter designed to go to all homeowners in the neighborhood to communicate the list, and flagged several items that needed the Board's decision on. The Board agreed:

- That we should ensure necessary guideline documents be on our website and refer to those in the letter if neighbors are interested in making modifications to their homes from this point forward.
- That while Chris has offered to answer inquiries from people with non-contributing houses as to why they were non-contributing, anyone needing more extensive consulting with him on potential modifications should personally pay for his time, either by direct payments to Chris, or by reimbursing BBVNA if that time is charged to the BBVNA project.
- That we will establish August 31 as the time limit by when non-contributing property owners must submit their inquiries to Chris regarding the reasons for his decision on their homes.
- That we will continue to use the "history@broadmoorbroadwayvillage.com" email address for neighbors to submit all questions and inquiries regarding the project;
- That we will have a subgroup of people who will have access to the emails sent to the "history" email address, and who collectively will be responsible for managing the message flow, to Chris when appropriate, and the project responses as needed. Rita, Margaret, Wayne, and Mary volunteered to serve on this group.
- We agreed that the letter to homeowners would simply by "signed" as the BBVNA Board.
- We agreed that Mike would make the appropriate edits to the letter, and then send a draft to Chris for his review and input.

Mike has been working to produce a current list of homeowners and their mailing addresses for use in this mailing. Kudos to Wayne Anderson for producing the base list from the County Assessor's office. Mike will finalize the list, and will work with Rita to generate mailing labels. Several Board members volunteered to help stamp and stuff envelopes when they were ready. Joan suggested sending out an email notice thru the Listserve and Nextdoor alerting neighbors to the fact that the letter is coming to help ensure that it receives proper attention when it is delivered.

Margaret has worked with Rita to understand the historical funding for the project, and presented a summary of expenses and donations received to date. This was very helpful in understanding the total financial picture, and reconciling some differences in past reports. Margaret will use this data for future changes on the "thermometer".

We discussed the 6 homes in Chris' list which were categorized as "NC" (not contributing), but with an asterisk meaning that with some modest changes, the houses could be considered contributing. Mary, Suzie, Joan and Mike agreed to follow up with these homeowners, explain the situation, and give them an option to discuss with Chris the changes that would be involved.

7) Other Committee reports & Info:

a) Urban Forestry (Richard):

-A neighbor on Stratford and the Walkway has donated some agaves and some beautiful sonita cacti to the neighborhood, and Richard will identify appropriate spots for planting them.

-There is a mesquite tree down in the Arroyo Chico near Tucson Blvd., but Ralph Pattison has offered to cut it up with his chain saw.

-There is an issue with uneven watering of the oleanders along the Arroyo Chico which is causing some areas to be excessively growing (to the extent of overflowing into the streets) and other areas drying to a point of near death (and creating a potential fire hazard). Richard has had a ticket in to the City to resolve this for about 6 weeks. He will publicize the ticket number and encourage neighbors to call the city to advocate for prioritizing it.

b) Welcome Committee (Suzie): The committee is watching for houses that turn over, and has been leaving the flyer for new homeowners regarding the historic designation project and the importance of being careful with remodeling in the front of the house. We agreed.

c) Malvern Plaza: Due to the summer heat, Coffee & Conversation will take place at Rincon Market for the next 3 months.

d) Other:

-Thanks from all to Barbara and Suzie for authoring and sending the letter regarding the neighborhood's position regarding basing F-35s at Davis Monthan. Mike noted that there will be future opportunities to join with other neighborhoods in the flight paths to voice our opposition.

-Fourth of July: Richard will help lead the parade, and will post a reminder on the Listserve and Nextdoor. Mary volunteered with set up.

-We are searching for someone to replace Judd Ruggill as our webmaster. Judd has done a great job, but has limited time for this role now due to his job. We will be posting to Nextdoor and the Listserve in search of volunteers.

-Mike and Joan reported that they delivered the retirement/thank you cards to Julie and Juan at Robison School. The new principal there has now been announced: Norma Flores. She will start in her role on July 1.

10) Next Board Meeting:

July 9, 2018 (2nd Monday), 6:30 pm

The meeting adjourned at 9:20 pm.

Respectfully submitted,
Mike Weingarten, BBVNA Secretary

Return to Ruth Beeker, 3250 E. Hawthorne, Tucson, AZ 85716 by June 15, 2018

An addressed, stamped envelope has been included in your packet for your convenience

IS OUR PLAN RELEVANT TODAY?

Plan Name BBVNP Association Name BBVNA
 Year approved by Mayor/Council 1988 Years amended by Mayor /Council _____
 Year our Neighborhood Association was registered with City _____

After comparing our Plan's concept content to what we see on the ground today, the items checked below have impacted our neighborhood since the Plan was approved:

- major commercial development added or changed use of existing buildings
- neighborhood's age; properties now qualify for historic designation or historic landmarks
- new construction changed rainwater run-off, altered flooding potential
- public school or church property change in use of land
- UA student housing—mini-dorms or high-rise dorm—changed Residential zone use
- construction on vacant land or original buildings demolished for new construction
- new building and road construction on adjoining areas impacts our neighborhood
- RTA and other road construction altered traffic flow and/or property use
- Other

Changes in COT policy checked below have impacted our neighborhood since our Plan's approval:

- designation of overlay zones, such as Infill Incentive District (IID)
- encouragement of infill development vs. urban sprawl
- business-friendly policies to encourage growth, increase density and tax base
- new building uses, such as big box, institutional assisted living, group dwelling
- new land use code changed regulations, such as lot coverage, set-backs, height, etc.
- increased use of alternative zoning option, Planned Area Development (PAD)
- reduced parking requirements and alternative to write Individual Parking Plan (IPP)
- Other

Ideas in our Plan Still Relevant Today:

When reviewing our Plan, we found the following items which we would not want to lose. They are listed below with topic and the Plan page numbers for easy retrieval in the future.

Please write legibly or print out—a fillable form is available at www.tucsontrrg.org

1. Oversight of Arroyo Chico and Citation Wash. (FLOOD CONTROL & AESTHETICS
PG 17-20)
 - A. Vehicle traffic
 - B. Long term landscaping
 - C. Bike path

2. Residential character along Tucson Blvd. and Country Club Rd.
 - A. Maintain R-1 zoning
 - *B. Winsett St. (?)
 (TRANSPORTATION
PG 13-16)

3. Relationship with Broadway Village and other Broadway businesses

(NEIGHBORHOOD STATEMENT)
PG ii-iii

Overall Conclusion: Our answer to "Is Our Plan Relevant Today?" is checked.

Yes, keep content as is (needs vocabulary update)

Partly, keep format but needs vocabulary update and some content updates

No, too much has changed; we need to find alternate means for public input

NA Representative Name _____ email address _____

Alternate Contact Name _____ email address _____

Make a copy of your responses: mail one copy to TRRG at the address below and keep one copy for your records

Return to Ruth Beeker, 3250 E. Hawthorne, Tucson, AZ 85716 by June 15, 2018
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