

# Racquet Club Estates Neighborhood Organization

## BOA Meeting Minutes (Approved)

### November 8, 2008

The meeting commenced at 10:00 AM at the home of Ron Oliver at 801 E. Francis Dr. Lots of pastries and refreshments were served.

The following BOA members were present: Rick Vila, Dean Nicastro, Todd Hebert, Nat Gozzano, Scott Kennedy, Ron Oliver, Timm Fryman. Nicki Randolph attended via cell phone.

The following RCENO general members were present: Leigh Frost, Bob Merliss, Marty Kapff, John Shields, Stephen Picard, John Russell, Ney Fonesca, Eric Bowes, Chandler Caldwell.

- 1) Rick opened the meeting by welcoming the general members who were present and thanking them for their participation. Because of the number of items on the agenda Rick asked that the proposed agenda time limits be adhered to so that we could get thru everything.
- 2) Minutes of the October 2008 RCENO BOA meeting were approved.
- 3) Dean reported that we have a bank balance of \$2,983.99 including new membership dues, raffle ticket proceeds and the \$1,000 grant from the Preservation Committee.
- 4) Timm reported that we have 95 active members representing 68 households.
- 5) Todd gave a report on items from the most recent PSNIC meeting: Desert Water Agency provided each Norg with one "beta" irrigation water meter to be installed at the home of one lucky RCENO member. Sustainability is a concern of the current mayor and everyone is invited to participate in related activities sponsored by the City. The upcoming PSNIC meeting will focus on Crime & Safety and RCENO members are invited to attend. Todd asked each person at the BOA meeting to email him his/her 3 top crime & safety concerns affecting Racquet Club Estates. He will present these at the PSNIC meeting. Todd reported that PSNIC Subcommittees need volunteers to serve on the subcommittees and encouraged anyone interested to contact him for further information. Todd said representatives of the Racquet Club West NORG were opposed to the proposed development at the corner of San Rafael/Indian Canyon.
- 6) Picnic Follow-up: Everyone was pleased with the turnout and level of participation for the first RCENO event held on October 25, 2008. An estimated 75 people attended and around \$143 was raised from the sale of raffle tickets.

Thanks to all the local businesses who contributed merchandise/services to the raffle! The general discussion raised the question of how to get more residents to participate in our events. One idea offered was to better advertise by having yard signs posted in some members' front yards informing the neighborhood of any upcoming RCENO events. John Russell said that it is important that residents understand the difference between an HOA and RCENO.

- 7) Home Tour / Modernism Week February 2009: The Subcommittee will consist of Rick Vila, Scott Kennedy, Nat Gozzano, Bob Merliss & Marty Kapff and John Shields. Rick listed several items that would need to be considered/addressed, including the number of homes, which homes, contacting homeowners and/preparing the homes, insurance and safety issues, volunteer docents, publicity and ticket sales, maps, refreshments and a "scholarship" sub-subcommittee. Rick said that Ron Marshall of the PS Preservation Committee offered to mentor if questions arose during the planning process. Nicki will handle sponsorship once details of the tour have been more formalized. The subcommittee will meet within the next week to start planning.
- 8) Via Miraleste Sidewalk project (Please see Scott's summary notes below, as well): Scott Kennedy and Stephen Picard shared information they were able to get from the City and from David Barakian one of the civil engineers assigned to the project. The project has been in process for about 3 years. It is part of a state-sponsored "Safe Routes to School" grant program, which is providing 100 cities out of 400 applicant cities monies to improve road route safety for school children. The proposed Via Miraleste sidewalk would be on the East side of the street between Racquet Club Road and Via Escuela affecting 12 Racquet Club Estates homeowners. The proposed sidewalk would encroach approx. 5' onto each homeowners properties and weave past mailboxes; The City has a 12' easement on each of the properties. Since there seemed to be a general negative response from the affected homeowners and other nearby residents, questions were raised about the actual process the City went through to initiate the project – are there studies/surveys that address the real need for the sidewalk, is there an appeals process that city residents can take part in. Stephen offered to host a meeting of the 12 affected homeowners to get their input about the sidewalk. Scott Kennedy offered to research further with the City.

Scott's summary notes follow:

## MIRALESTE SIDEWALK

### OVERVIEW

\*In planning stages for about past 3 years

\*Made possible by "Safe Routes 2 Schools" state grant.

\*Construction to begin in late January, 2009

## DIMENSIONS

\*Proposed 5' wide sidewalk

\*To extend between Racquet Club and Via Escuela, on east side of street

\*ADA accessible ramps to be installed at Via Escuela, Alexander, and Spencer

\*Retaining walls to be constructed to accommodate fluctuations in elevation, some significant

\*Some existing hardscape elements to remain

\*Trees, other landscape, hardscape, gravel, lighting, irrigation lines, and grass to be removed

## ISSUE OF NEED

\*Residents report never seeing any students on Miraleste

\*My observations, 2:30-3:30pm, Wednesday & Thursday

Wednesday- no students, 11 cars

Thursday- no students, 12 cars

--each day one student was escorted across Racquet Club by crossing guard, student would then proceed east on Racquet Club

## SCOPE OF SURVEY NOTED IN CITY LETTER TO RESIDENTS

\*Letter from City states, "Surveys were conducted among students, parents, teachers, law enforcement and community members, which provided valuable information and suggestions regarding changes that would increase safety in schools vicinity and school routes."

\*George Farago, Assoc. Civil Engineer & designer of proposed sidewalk seemed vague as to when and where this survey was conducted

\*Dave Barrackian, Engineering Dept. Director was equally vague, wasn't sure if study was conducted by City or School Board, or if the study was even site specific (Vista Del Monte School)

## MITIGATION POSSIBILITIES

- \*City prefers 5' wide sidewalk, but 4' is also acceptable
- \*ADA corner ramp can be slightly modified to be less invasive on property corners (600 E. Alexander has already been granted this alteration)
- \*City can install new, undamaged mailbox posts (provided by homeowner) into new sidewalk

## APPEAL PROCESS

- \*Somewhat unclear regarding how to submit appeal
- \*George Farago states no formal appeal needed...just appear before City Council when project comes before them for bid approval
- \*Dave Barrackian said appeal needs to be filed with School District, and to check with the Vista del Monte School Principle

- 9) Scott Kennedy reported on the proposed Indian Canyon/San Rafael project. Please see Scott's summary notes below. It is a 60-70 unit "moderate income" development of 2-story townhouses (24' tall) that will be sold. It is not an apartment complex or "low income" development. It is apparently within the density guidelines required by City code. Issues raised at the RCENO BOA meeting included how will views of existing homeowners be affected? Can a "story pole" be installed so that we can judge the height of the project? Can existing power lines be under-grounded as a condition of building approval? Will parking be a problem for residents/guests or current homeowners in the area? How might new traffic patterns affect the neighborhood? Will there be 24 hour/7 day dust abatement and immediate response when dust is a problem? RCENO will monitor any developments on this proposed project.

Scott's summary notes follow:

## COMMUNITY DYNAMICS PROPOSED TOWN HOMES

### OVERVIEW

- \*Affordable "for-sale" town home development
- \*Modern style of architecture, similar to Palermo
- \*Arrangement of site amenities (show depiction of site plan)
- \*Bldg, heights--24' town home buildings, 8' carport structures

## ISSUES TO MONITOR AS PROCESS EVOLVES

- \*Impacted Wexler views. Discussed possibility with developer regarding the installation of "story poles" depicting height of buildings and carports
- \*Power lines. Developer unclear if City required them to underground power lines behind Wexlers, and another east/west set that crosses Indian Canyon Dr. This has been a City stipulation with prior proposals in earlier years.
- \*Carports abutting Wexler property line. Concerns over noise and light pollution into Wexler backyards.
- \*Block wall between Wexler and Community Dynamics properties. Developer not sure if they wanted to retain existing block walls built by Wexler homeowners over the years, or to replace them with a new wall.

- 10) Ney Fonesca expressed interested in getting a group of neighbors together to take CERT Training (Certified Emergency Response Training). He will research the program's availability and report his findings to RCENO.

The meeting was adjourned at 12:00 PM.