

## Annual Meeting Notes

**November 18, 2004**

Civano Community School

Attendance: ~65 people (56 signed in)

Meeting was called to order at 7:00 p.m. by Simmons Buntin, Association Spokesperson.

Spokesperson Simmons Buntin opened the meeting with an **explanation of the differences between the Civano Neighbors Neighborhood Association (CNNA) and the Homeowners' Association**. The HOA represents homeowners, collects dues and is responsible only for the community of Civano. The CNNA represents the community from Irvington to Bilby and west to Harrison, known as the Houghton corridor. Its function is to communicate with and represent neighbors including homeowners, renters, and businesses along a portion of the Houghton corridor. CNNA goes to the city to say how the neighborhood feels about issues. It is not a legal entity. CNNA bylaws require meeting participants to reach consensus, or under certain circumstances, to vote. No proxies are allowed under the current by-laws.

Sharlene Gillette announced that all **newcomers' breakfasts** have hosts for 2005, and that **welcome packets** are being put together tomorrow. She asked for volunteers to help with this endeavor.

Paul Rollins, new advertising manager, encouraged those with businesses to **advertise in the Town Crier**. He announced that someone named Jon Jump has bought Fannie Mae's part of the **town center property (along Drexel and Houghton)** and that Tucson Medical Center has purchased the portion owned by David Case. Plans are for a clinic or medical complex in the area.

The **Civano Speaker Series** will begin on Sunday, January 30, with Scott Calhoun reading from his new book, "A Yard Full of Sun". Look for more information soon at [www.civaneighbors.com/speakers](http://www.civaneighbors.com/speakers).

Stephanie Mitchell announced that **Civano T-shirts** are delayed. There is a new provider and shirts will be embroidered, not stamped. **Civano ballcaps** are for sale at \$15. each. Contact Paul Rollins or Patrick Whelan.

Patrick Whelan reported on the meeting held by Pulte at Secrist Middle School last evening. About 25 people attended. A number of errors were found in the **PAD documents provided by Pulte**. They agreed to provide a list of mistakes with corrections.

There will be a **meeting** on November 28, 6:30 p.m. at the Activity Center to discuss the proposed master plan and PADs. On December 2, the Neighborhood Association will review changes at a special meeting—7 p.m. at Civano Community School.

Joan Tober reported that **Pulte is now writing contracts for homes** to be built in neighborhoods 2 and 3.

An audience member asked about **severing ties with Pulte** since they are calling their subdivision Sierra Morado and not using the Civano name. The HOA is looking at that

possibility. For more information, attend the HOA board meeting on November 23.

Mike Eng chaired the **third annual leadership team elections**. **Rick Hanson** was named spokesperson, succeeding Simmons Buntin. **Ardi Whalen** was chosen treasurer, replacing Patrick Whalen. New members at large are **Stephanie Mitchell, Austin Gavin** and **Dirk Matthias**, replacing Mike Eng, Craig Altchul and Jim Kelly. Appreciation was expressed to the outgoing leadership team.

Paul Rollins commented that Civano **is extraordinary in its organization and sophistication** for such a young community. He lauded Eng and Buntin as the voices of reason for Civano.

**Calvin Baker, Superintendent of the Vail School District** spoke of plans for new schools and a new road, which will be going in from Houghton to Cienega High School. A new high school will feature few textbooks, using instead, laptops for every student. Baker spoke of the pressure on students and teachers to prepare students for the AIMS test, and that state funding in Arizona is ranked 49th in the nation. What will happen with students who do not pass the AIMS is yet to be determined.

Vail School District would like to consolidate with the lightly populated Empire School District, thus qualifying for \$5.5 million in additional funding from the state. Baker said that this additional funding would have no impact on Civano taxpayers.

**A middle school at Civano is under consideration.** Pulte has agreed to pay \$1,000 per home in neighborhoods 2 and 3 instead of setting aside land in Neighborhoods 2 or 3. Placement of a new school will depend on the “yield” of children per home in the new neighborhoods.

Rick Hanson provided an updated on the Parking Working Group, stating that it will seek to put together a **mini-charrette to resolve parking issues**, especially on E. Seven Generations. The mini-charrette would be comprised of neighbors, city reps, builders and developers, and other appropriate stakeholders.

Rick Hanson introduced the topic of the proposed **Neighborhood 1 PAD amendments**, seeking a consensus on those items tonight.

Joan Tober asked that no vote be taken until **legal representation reviews the Block 1 proposed language**, which will be at her expense.

Norton Johnson reported that **neighbors had no input into the suggested amendments** and that we have no basis for a vote on these issues.

Rick Hanson said that the **timelines for neighbors’ input has not come up yet** and that working groups exist for people to get information and give input.

Lee Rayburn suggested that we **discuss important issues in charette format**, reiterating the mini-charrette idea to resolve parking issues. He called for a timely notice on the web site so that people are aware of issues and opportunities to have input.

Several people want to have access to the city’s version of the PAD amendments with pros and cons before a consensus or a vote is taken. The **city’s version of the PAD amendments** was received only hours prior to this meeting.

The **city's documents will be posted on the CivanoNeighbors.com web site** [now at <http://www.civanoneighbors.com/civano/neighborhood1/pad/>]. **Discussion meetings** are scheduled at 4 p.m. on Sunday, November 28, and at 7p.m. on November 30. These meetings are for the purpose of reviewing the PAD proposed amendments with discussions. Both meetings will be held at the Civano Community School. The Civano Neighbors **special meeting to reach consensus on the PAD amendments** is 7 p.m., December 2, at Civano Community Schooo.

Meeting concluded at 9:00 p.m.

Respectfully submitted,

Judie Kelly