

Minutes of the Mesquite Ranch Neighborhood Association

March 6, 2007 – Call to Order

The Meeting was called to order at 6:35pm. The following board members were present:

Randall Pierce
Keith Miller
Sylvia Katvala
Bill Hughes
Sam Hagadorn, Jr.
Chip Ellis

Karina Trumbull was absent. A Quorum was noted for the record.

Call to Audience

A resident questioned the No Parking signs throughout the neighborhood streets and asked when they would be removed. His understanding was that these were temporary signs put in by the developer that should have been removed when the neighborhood was fully built out. Randy Pierce explained that the signs are permanent, and are enforcing a city law forbidding parking on Mesquite Ranch's streets, which are unusually narrow by original design. Randy explained that the parking cutouts provide the only legal street parking, but that parking in cutouts is permitted for guests only, per the CC&Rs. Randy further explained that the Neighborhood Association presses for enforcement of street parking violations, as such parking violates City ordinances, whereas parking in cutouts by non-guests is enforced by the HOA, as it violates the CC&Rs.

A lengthy discussion of parking laws and rules, and the roles of the MRNA and MRHOA, took place. One resident expressed an understanding that street parking was permitted during daylight hours. Randy Pierce reiterated the city ordinance about street parking, and explained that to his knowledge the ordinance was not limited to certain times of the day.

Special Presentation – Senita Valley Elementary School Update

John Carruth of the Vail School District provided an update on the construction of Senita Valley Elementary School. Groundbreaking for the school is now scheduled for October '07, and is approximately 1 year behind schedule. The delays are primarily due to funding, which was originally calculated using revenue formulas that did not take into consideration construction costs that have steadily risen 1.5-2% per month since go-ahead for construction was first given. Funding was finally approved in February '07, and completion of the school is now scheduled for March '08. The school will be serving students for the school year beginning July '08.

Mr. Carruth reiterated the plan for a gated one-lane, emergency-only access road entering the school grounds from Bridgeport Street, and offered the possibility that it would be expanded to two lanes when the middle school was built. Mr. Carruth also indicated that other access to the school property (via Poorman and/or Drexel) would likely exist by the time the Middle School is completed.

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Officer/Committee Reports

Community Service: Chip Ellis reported that the next Community Yard Sale would be held sometime in April, and the Community Cleanup would follow in late April or early May.

Newsletter: Randy Pierce petitioned for Newsletter articles and ideas, and indicated that the Newsletter would be put out sometime in the next two months.

Neighborhood Watch: Sam Hagadorn Jr. announced that only one Neighborhood Watch has been organized in our neighborhood, but that information is available for any other groups of residents interested in organizing. Sam also stated that he is attempting to obtain information from TPD to allow him to update the crime watch statistics for our neighborhood on the MRNA website.

Plans and Development: Keith Miller stated that Jan Gordley, of Gordley Design Group, would be bringing a design team to the next MRNA meeting to discuss the Houghton Area Master Plan and features that will impact Mesquite Ranch.

Traffic and Safety: Sylvia Katvala reported that the no parking sign at Metropolitan and Bilby was modified so that it would no longer block the stop sign, and that No Stopping/No Standing signs had been installed on the north side of Poorman Road (east of Metropolitan) to help deter commercial traffic from stopping and creating hazards and noise disturbances. Sylvia indicated that she had requested street sweeping of Bilby and Poorman, but that only Bilby had been swept thus far. Lastly, Sylvia stated that the flooding problem at the Dearborn/Oakbrook wash had been brought up to the HOA, and that the HOA had approved plans to address this issue during their last board meeting.

Nomination: No further discussion.

Social: Bill Hughes suggested, to unanimous agreement, that the May meeting of the MRNA be held at one of the pools, with barbecue being served. Further organization of this event will be forthcoming.

Old Business

The board acknowledged the election at the last meeting of Sam Hagadorn, Jr. and Korina Trumbull to the MRNA board. Randy Pierce opened the floor for additional nominations for the remaining open board positions. No additional nominations were made.

Houghton Road Widening: Randy Pierce acknowledged that he observed utility marking occurring at several areas along Houghton Road, and that improvements at Valencia Road were underway.

New Business

Poorman Road Commercial Vehicles/Cattle Guard: Randy Pierce presented a discussion of the continuing noise and safety issues relating to commercial use of Poorman Road by heavy trucks accessing sand/gravel and concrete companies along Pantano Wash. Randy explained that the cattle guard in place just east of Mesquite Ranch on Poorman was never properly set after its relocation from the intersection of Poorman/Houghton, and was now in severe disrepair, representing a noise problem and dangerous safety hazard with these heavy trucks traveling

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across it at high rates of speed. Trucks stopping along Poorman adjacent to MR homes to check brakes and/or use the phone continue to cause noise complaints as well. Randy stated that these materials companies' own trucks are primarily using Valencia for egress and are not the cause of complaints. However, outside companies using their own trucks to pick up and deliver materials continue to cause noise and safety issues along Poorman. Randy indicated that the City has failed to take responsibility for the problem, and proposed bringing the issue forward to the State level, as these trucks cross State-controlled land on their journey to Poorman. This proposition was raised to the residents and Board, and by majority vote, approval to take the issue to the State was given.

Meeting Closure

Motion to adjourn was made by Randy Pierce and seconded by Chip Ellis. Vote was unanimous and the meeting was adjourned at 7:35 p.m.

The Board continued meeting in Executive Session. Minutes of the February meeting were presented and approved. DNR documentation establishing current board members and their positions was completed and provided to Randy Pierce to forward to DNR.

Motion to adjourn the executive session was made by Keith Miller and seconded by Bill Hughes. Vote was unanimous and the meeting adjourned at 8:05 p.m.