



ACMNA [Board of Directors Meeting](#)

Thursday, January 7, 2021 at 6:00pm

Meeting held LIVE at Prince of Peace Choir Room and Virtually via Zoom

**6:05 PM – Meeting called to order:**

**Board Members in Attendance:** Marvin Borsand, Brian Flader, Dennis Frank, Sally Geyer, Heather Giannangelo, Andrew Gough, Adam Marvin, Amanda McCauley, Jody Moman, Michael Phillips, Joe Prewitt, Ian Quinn, Tristan Schaub, Ryan Short, Craig Steblay, Sue Tessmer, Tom Thomas, Scott Zielinski

**Absent:** Jerry McKenna, Marilyn Schmidlin, Rick Spiegel

**Ex-Officio Board Members** in attendance: none

**Guests:** Tom Mason, Jared Sherman, Elizabeth Witherspoon (has a variance coming up in the neighborhood); and From City of Phoenix: Ray Dovalina and Elise Moore

**Review and approve December 2021 meeting minutes:**

Motion to approve Dec 3rd meeting minutes: Tom Thomas; 2nd: Dennis Frank; All in favor. No one opposed. Motion passed.

**Block Watch, Safety, Security –**

Jared Sherman, CAO

- Chief had editorial recently- crime in Phx: 825K physical contacts in 2020. In 2020, there was a down tick in theft, burglary, and rape, however there was an increase in homicides and violent crimes. On a positive note: Phx has a 10% higher “clearance rate” than the national rate on violent crimes.
- Looking as a city/ rethinking how police responds to crimes:
  - Need to improve/ have a different response time for: mental health, homelessness, violence (especially the homeless calls which take a lot of the police’s time)
  - Community Bridges might respond to homelessness calls
  - Looking at how the police connects w/ communities
- Tristahn asked for suggestions of topics Jared can cover during his Annual Meeting Address
  - Andy: address Porch Pirates
  - Sue: positive feedback about how our community is strong
  - Tristahn: how neighbors have helped solve crimes etc.
  - Andy: explain virtual blockwatch (register home security cameras)- put this info in the next newsletter

- Michael: discuss the Citizen App pro's/ con's
  
- Ray Dovalina from City of Phoenix Floodplain Management gave a brief overview of The City's Floodplain management program and how it impacts Arcadia from mountain runoff to pooling near the canal.
  - National Flood Insurance Program
  - Community Rating System providing insurance discounts
  - Arcadia specific:
    - Typically, homes north of the canal are in a floodplain
    - If doing remodeling/ landscaping etc. need to talk to the City before doing the work
      - Planning and Development reviews the plan and scope from the applicant. They prepare a cost estimate based on nationwide average cost per square foot, and percentage of improvements
      - If the value of the work being done is 50% or more of the entire structure
    - Takes this estimate and compares to the value of the structure. Improvements must be under 50% of the value. Value is determined through Assessor's data or through an average value per square foot. More detailed estimates may require that the applicant provide an appraisal.
    - If work is at or exceeds 50% of the value, the structure must be shown to be compliant by FEMA, City and State current regulations
    - Tristahn asked Ray to provide an illustration of the Arcadia homes that are in a flood plain.
      - Joe Prewitt has the map and can share
    - Tristahn asked for clarification about homes
      - Design standards have been evolving. Regardless of the floodplain, the curb and gutter will require the foundation to be 18" of the curb height. If there is no curb/ gutter, it's 24".
    - Jody asked if a homeowner can go higher than the 18" or 24"
      - If a homeowner wants to go higher, it's just going to cost more, but that is up to the owner.



## ACMNA [Board of Directors Meeting](#)

Thursday, January 7, 2021 at 6:00pm

Meeting held LIVE at Prince of Peace Choir Room and Virtually via Zoom

### Board membership update – Joe Prewitt

- New member options for 1 open seat:

Will Yule verbally told Joe that he is interested and will reach out to him again.

### Preservation

- Cholla Trail – Jody
  - Heard from Sam Stone that Host and Parks are meeting tomorrow.
  - There were two remaining homeowners who still had objections, but Parks met w/ them and came up w/ a solution everyone is happy with.
  - The budget for the trail is lower than expected, so will be able to spend more on landscaping.
  - Still not sure about completion date, assuming about 4 months.
- Thomas Marijuana Dispensary appealed to BOA (1/7) – Tristahn
  - This appeal was overturned today, the dispensary was approved
  - Only recourse at this point is a Superior Court
- Bloom Dispensary relocation 4532 E Thomas Rd (1/14) – Tristahn
  - The majority of cases are about reducing the minimum separation b/w the dispensaries and residential homes
- Adam is concerned about “Mission Creep” b/c just about everything that happens in Phx might have some type of influence/ impact on Arcadia. Adam does not believe ACMNA should take a stance on whether or not the dispensaries are allowed.
  - Tristahn shared that he spoke to Sam Stone and Sam’s recommendation was that “yes, we do want to take an interest”
  - Marvin Borsand expressed that ACMNA should support AONA
  - Sue highlighted that ACMNA was highly involved with the NW corner of Camelback and 44th b/c we felt it did impact Arcadia
  - Tristahn closed with that ACMNA should take each of this type of variance on a case-by-case basis
- 5316 E Calle Redonda (8-foot rear yard setback) - Tristahn and Amanda
  - approved
- 4437 E Roma (7- and 3-foot side yards) – Joe and Ian (Yule)
  - Approved

- 5415 E Calle Ventura- guest: [Elizabeth Witherspoon](#)
  - Wants to finish their attic space as a second level
  - This variance is to be heard on January 14, 2021
  - Currently, at 29% lot coverage (2-story houses must stay at 25%)
    - Have a permit for a garage addition (312sf) and front portico (73sf) which brings the lot coverage to about 30%
  - Neighbors they've spoken to are in support
  - There was an alley expansion, but that square footage doesn't provide enough additional square footage to bring lot coverage down enough
  - [Tom](#): the house is currently 3,771sf It will be 4,411sf with the garage addition and portico
  - [Tristahn](#) explained how Arcadia increased lot coverage several years ago through a text amendment which increased single-family home lot coverage from 25% to 30% with the understanding that two-story homes stay at 25% lot coverage.
  - [Scott](#) asked if a variance stays with a property if a builder demolishes the house.
    - [Craig](#): A new builder only has to leave the foundation in order to retain any previously approved variances.
    - [Tristahn](#) explained that the approval of this variance essentially paves the way to allow 30% lot coverage for two-story homes.
    - [Craig](#): Test #1 for variances precludes the argument of precedent just by the way it is worded
- 4519 N 61st Place (1,850 two-story guest house w/ reduced setback) – [Amanda](#)
  - This variance is to be heard on January 14, 2021
  - This variance changed from a two-story, 1,850 guest house and 11ft (40ft required) set back to only a 900sf single-story guest house and a 20ft setback
  - It is a pie-shaped lot with an already existing home and pool
  - Essentially, because of the irregular shape, there is nowhere else on the lot to build a detached guest house
  - I spoke to all of the cul-de-sac neighbors, all of whom unanimously objected to the original variance, for multiple reasons. One of the strongest concerns was that it had all the markings of becoming a short-term rental. All neighbors feared that would drastically and negatively affect the five-house small community.
  - Through the building contractor, the variance applicant promised that it would not be a rental; they would like a guest house for grandkids. And said they would not object to ACMNA requesting a stipulation that the guest house not become a short-term rental.
- 4509 E Calle Ventura (15-foot enclosed rear projection) – [Adam and Marvin](#)

- Adam most of the other homes already have a rear projection, none of the neighbors objected
- Believe it was approved, the hearing was today
- Board discussion on Preservation, where we are headed, what are our sticking points was deferred until next month

**Financial - Michael Philips**

- We had a very successful donation ‘ask’ campaign! Completely blew the doors off / above what we budgeted.
- Budget Update
  - Expenses are “normal”
  - We received our 20-21 Block Watch funding just before last meeting
  - Now, we are waiting on a decision for the 21-22 Block Watch Application (not funding) we’ve submitted.
- Amanda: why was the funding campaign so successful this year/ that we can make sure we do next year?
  - Did poke reminder and provided a quick link on donation page
  - Had an article in the newsletter -- people gave that day!
  - The follow-up eblast teaser helped
  - Personalized donation letter sent separately from the newsletter
  - Tristahn sent to the Arcadia Parent Group
  - Maybe people were just home this year b/c of Covid

**Communications - Craig had to leave early, the report was directed by Tristahn**

- Newsletter articles and timing of Annual Meeting Announcement
  - We are set for articles and pictures
  - Ideas for what Jared’s article should be about
    - Homeless information
    - The non-emergency phone numbers
  - Need in upcoming newsletter... Remind people who live on Camelback Rd that they are responsible for cleaning up and trimming their frontage property etc.
  - Future articles could include:
    - A floodplain map for Arcadia and a link to the FEMA website
    - Include statistics and other information from Jared that he shares at the Annual Meeting



**ACMNA [Board of Directors Meeting](#)**

**Thursday, January 7, 2021 at 6:00pm**

**Meeting held LIVE at Prince of Peace Choir Room and Virtually via Zoom**

**Events - [Brian Flader](#)**

- Annual Meeting (Thursday March 4<sup>th</sup> 6pm) subcommittee feedback
  - Speakers—Sam Stone, Parks, Tristahn, Aaron Lieberman on Short-term rentals
  - Discussion about limiting attendance to 50 people and providing an on-line option to watch the meeting with a link via the newsletter, but the Board voted unanimously to plan to have the Annual Meeting 100% remote via Zoom. In preparation, the February Board meeting will be remote
- GAIN Event/Autorama (Saturday April 10<sup>th</sup> 8am at LDS Church)
- The next Camelback Rd Cleanup will be April 25<sup>th</sup>, 8am
- The new sign arrived. It reads: Arcadia Neighbor Assoc. ACMNA

**7:56pm Meeting adjourned**