

SAM HUGHES NEIGHBORHOOD ASSOCIATION, INC.

MONTHLY BOARD MEETING

May 15, 2012 minutes

Himmel Park Library meeting room, 1035 N. Treat Ave., Tucson

President John O'Dowd called the meeting to order at 7:06 p.m. John asked for a moment of silence for Steve G who has a serious medical condition.

Board members present: Sheila Hoban, Doug Donahue, Rick Bell, Janett Carbajal, Gail Schuessler, Carolyn Classen, John Wilder, John O'Dowd, Corey Reidy, Lu Ann Barr, Christine Curtis

Board members absent: Frank Soltys,

Guests: Mr. Izzy Rubio is present to discuss Sam Hughes Place Home Owners Association concerns, Madelyn Cook, Mike Barr and Mary Pflibsen also attended but did not wish to speak.

**Secretary's minutes** of informational April 17, 2012 regular and April 23, 2012 special SHNA board meeting(s) were distributed. No quorum was present at either meeting. Rick B. moved approval, Sheila H. seconded, the April minutes were unanimously approved. Rick Bell moved to approve the March 20, 2012 regular meeting minutes and Christine C. seconded. Kent read the section concerning the motion to contribute to JPNA's legal fund and the consensus was that it adequately represented the motion voted on. No changes were recommended and the original motion stood. John Wilder pointed out 2 typographical errors which were corrected and the minutes were unanimously approved.

**Call to Audience:** Only Izzy Rubio wished to speak. See the next agenda item.

**Presentation: Sam Hughes Place** – Memorandum of Understanding regarding hours of operation / amplified music. John O. recounted the history of the Memo of Understanding (MoU) Sam Hughes Place HOA, Sam Hughes Neighborhood Association and Town West the owner of the commercial space. Mr. Izzy Rubio is the secretary of ([izzy.777@comcast.net](mailto:izzy.777@comcast.net)) the Sam Hughes Place HOA. The owner of Town West is a permanent member of the HOA through the condominium declaration. The declaration appears provide him with veto power over HOA actions. The HOA board wants the hours of operation and noise limitations on the commercial space to be consistent with the original MoA. There have been noise complaints by HOA residents concerning the bar / restaurant but HOA has not been able to limit the bar / restaurant hours and noise. The HOA is approaching SHNA to collaborate on finding resolution to the noise and operating hour concerns that the residents have. The question was asked "why can't the residents call TPD to enforce the noise ordinance after 10 PM". Residents contacted TPD and asked to have the noise ordinance enforced. The restaurant received 2 citations but the restaurant approached the city and the city is no longer citing the restaurant. The developer owns the real estate and is in partnership with the restaurant. A meeting is being set up with Steve Kozachik. Mr Izzy Rubio

is requesting SHNA send a letter to the city in support of the original MoA standards for operation of the commercial property. John O indicated that in conversation with Attorney James Sakrison, who is representing the HOA in litigation that SHNA would not be party to the litigation but may be willing to meet with Steve K.

**Treasurer's report and Budget Committee reports / status reports/ study/ action items** (Steve G. has resigned from the board) – The Budget committee met and Corey R. offered to address questions. Lu Ann moved to accept the treasurer's report, Gail seconded the report. John O spoke to the treasurer / budget report. The budget has been broken into an operating budget and the Water Pump restoration budget which is separate (so called impound fund). Advantage West Credit union account \$28,000 covers regular operating expenses of SHNA and Washington Federal CD account with \$33,000 (impound fund) is presently designated for the water tower restoration. John O' reported that the water pump architectural effort will require an additional expenditure of \$5,000 from the impound fund this year. The JPNA donation will be discussed later on the agenda. JPNA has already received \$1,000 with two additional allocations in the budget. One is a \$1500 donation from the Donation Category to JPNA. The other is a \$500 donation from the Member events Category to FOJP. Lu Ann indicated that there is a commitment for another \$1,000 anonymous donation. The suggestion was for the donor to give the money to SHNA since it is a charitable organization and then the funds would be forwarded to JPNA. Treasurer / budget of May 15, 2012 (exhibit A) report passed with Sheila Hoban abstaining.

**Concept of Himmel Pool swim Saturdays** – Rick Bell presented on "Sam Hughes swim Saturdays". Himmel pool will open for the first time in three years. Rick met with Billy Sassi on the pool opening. Usage and attendance are considered in deciding whether to open the pool. In that past SHNA has held a pool swim on the last Saturday of the month to stimulate attendance. Rick has proposed an every Saturday pool swim from noon to 7 pm for June and July. On June 23<sup>rd</sup> and July 28<sup>th</sup> SHNA would reinforce attendance by having food in addition to the swim times (expenses from budget are estimated to be \$300 for admission and \$150 per picnic for a total budget of \$600). The funds would come out of member events fund line of the budget. Consensus was positive from the board. Lu Ann B. moved to approve, Doug D. seconded with unanimous approval.

**Donation to Jefferson Park Foundation / Review minutes of March regular meeting** – John O' reminded the board that they had approved the March minutes. Lu Ann shared an email from Steve P. at JP concerning the donations JP has received in support of their legal expenses. Christine made a motion for SHNA to increase the SHNA budget to donate \$2000 additional to JP legal fund. Corey seconded the motion. Rick addressed the group with several concerns for future potential expenses that SHNA may incur. John O' called for the vote: Yes: John O', LuAnn B., Corey R., Christine C., John W., No: Doug D., Gail S., Carolyn C. Abstain: Rick B. Motion passed.

**Restoration of Historic water-pump station** – Wednesday morning John O', Rick B. and John W. will be talking to Verizon about hosting their cell phone tower inside the water pump station as a means to generate revenue. There are neighbors near the tower who have concerns about Electro-magnetic fields in the area. The city would like to support Verizon. A location near Himmel Park had been

considered but was not supported. Lu Ann asked if SHNA could be canvased to assess what the neighbor's views on the cell phone tower location. No action is planned on behalf of the board.

**Broadway corridor coalition** – John O' reported that Steve Kozachik is taking on the RTA plan. Rincon Heights and SHNA are planning on working together. We need a clear proposal that can replace the RTA plan. RTA proposal was approved in May 2006.

**Motion to adjourn:** Sheila H. moved to adjourn John W. seconded. Vote Yes: Rick B., Carolyn C., Sheila H., John W., Christine C. No: Doug D., Lu Ann B., Corey R. The meeting was adjourned at 9:02 p.m.

Respectfully submitted,

Kent Pflibsen (recorder)