

Mountain View Neighborhood Association

Board Meeting – November 19, 2007

6:30 pm – Exit Realty Office

MINUTES

Attendees: Jim Mazziotti, Wayne Holland, Frank Spiegel, Carolyn Clontz, Joseph Brinkley, Alan Eames, Nona Wright; Jeanne Newton via speaker phone.

Absent: Deb Kraus

I. Land Use – Linnea Commons – Chris Cochran, Developer

- A background information sheet on this project was provided to Board members.
- Chris Cochran joined the Board to describe project: there will be 8 buildings, 132 units on 3.92 acres. The common space will have landscaping much like the apartment complex across the street on Linnea. Pilot Butte State Park will allow emergency access for the development in return for landscaping of their parking area. There is a pretty big trail system adjacent to the development.
- Jeanne had questions about parking in the complex; there is only one space per apartment, which is going to be inadequate. Garage units are also available at an additional charge across the street but people are using them as storage. Linnea allows parking on both sides of the street. There are minimum standards which Chris says they exceed. 60 of the units are one bedroom, 72 are two bedroom. There is strong demand for apartments, especially one bedroom, in Bend. Occupancy is very high right now (97.2%).
- Jeanne suggested that parking on the street is an issue without marked spaces. She suggested that spaces along Linnea and Arnett be marked by the developer. Chris said he would talk to people at The Commons and their management firm. Chris plans to sell after a short period of ownership. Joseph is concerned that the complex is short 32 parking spaces; he believes there should be 204 spaces to accommodate projected parking needs. He asked Chris how parking could be increased. Chris said that buildings could be removed with fewer apartments or common space could be removed. He also has property across the street on Arnett that he would like to buy; there would be extra parking in this phase II area. Jeanne asked about people using the Pilot Butte parking across the road. Chris doesn't think it would work because there is a park host there at all times. It could be temporary until phase II is done. Chris hopes to buy the phase II parcel in the spring. Alan asked what the ratio of landscaping is to the developed areas. 15.1% is what Chris remembers.
- Jeanne asked about xeriscape or low water landscaping. Chris mentioned that landscape maintenance cost adds to the expense of rent. Lots of benefits...less water, less noise from lawnmowers, etc. Buildings are 3 stories, 40 feet tall. Frank asked if they are going to be low-income. Chris said they are not designated low-income.
- The Development Code Verification documents were completed and left with the Board for signature.

II. Land Use – Bend La Pine School System

Other Land Use items were as follows: Mt. View High School – remove modulars; add classrooms, revise parking; no negative impact determined; Public meeting held November 8; 1 resident attended; Jim to meet with Helen Eastwood to sign Development Code documents.

III. Approval of Minutes from 10/08/07 meeting – Jeanne

Wayne moved, Alan seconded to approve the minutes. Motion passed.

IV. Review of General Membership Meeting – Jeanne

- Jeanne reviewed the fall meeting; she counted 34 in attendance; 37 new members were obtained from the brochure meeting mailer; total membership is now 406.
- The evaluation results were: 10 = very useful; 12 = useful; 1 = somewhat useful; no substantial comments.
- There was discussion on having more time for issues, i.e. how to influence an eastside bypass.
- Jeanne reported that the City won't reimburse Safeway gift card; we will use MVNA's own funds to pay for it.
- Jeanne hasn't received the bill from SCMC for coffee/cookies but other meeting expenses have been paid.
- Jim said that he thought people were expecting to have more conversation about things that concerned them but were not able to do that. People did not feel involved. Because of the agencies that were there, Jeanne was concerned about keeping them waiting while we met.
- Alan thought we could have part of the future meetings structured and then open it up afterward for comments and questions.
- Joe said we could solicit input when we put out the meeting notice. Frank said we could make the announcement that after the meeting we would have open discussion. He suggested we pass out 3X5 cards to people to write down their questions and concerns. We can get back to questions and concerns that we can't cover during the discussion.

V. Budget: currently \$2817.

VI. Bend Metro Parks & Recreation District Report – Deb

- Deb will provide a written update before January's meeting

VII. Updates

- Jeanne reported that Thank you notes were sent to the Agency participants and that Certificates of Appreciation for their sponsorship were sent to Clear Choice, Forum and Mid Oregon Credit Union.
- General Meeting Minutes were sent to all members; via email and hardcopy to those without and the Website updated with Meeting and Board minutes.
- Jeanne ordered sponsor decals; adhesive on the front side to put on glass; cost will be close to \$200
- Jeanne has filed a change of address with the Post Office and the Planning Department to have Land Use notices go to her to try to avoid delays and checking of the NA mailbox.
- She reported that on Thursday, December 13, the Office of Neighborhood Associations is hosting a training session on Effective Boards
 - Session will be for NA Chairs and Board Members; Deb to attend; Jim also offered to use his cell minutes to help Jeanne "attend" the meeting; Jim, Alan, Wayne, and Joseph are pretty sure they can attend. Nona will have to see if she works the night before. Carolyn will not be able to attend.
 - Topics: Clarification of Association and Board Roles/Desired Traits and Characteristics of Board Members/Recruiting and Selecting BOD Members/Orientation of Board Members/Structuring Meetings to Maximize Effectiveness/Communication Essentials
- NA Chairs are requesting tonight that the Council approve purchase of Director & Officer Liability Insurance for the NAs – the City Attorney originally felt it was not worthwhile; a policy for all 13 NAs will cost \$1020. Funds to pay for the policy will come out of the NA development account.
- Jeanne mentioned there is a civilian opening on the Traffic Safety Advisory Committee; members are appointed to recommend traffic safety improvements and traffic safety programs; meets 3rd Tuesday at 7:30 am each month. Need to complete an application and interview.

VIII. Board Member Bios

- All Board members have provided bios except Deb who will do so shortly
- Currently MVNA's website page just provides names of Board Members; do we want to create a "Meet our Board" page on the website to list our bios? Jeanne will send bios back to Board members so they can fine tune them and submit them to be published on the website.

IX. Business Membership Recruiting

- Jeanne asked if anyone has made a call on a business. Nobody has done any yet.
- Sign ups for the Business Recruiting list? Wayne and Nona still need binders and businesses to visit.
- We need a list of which Board members plan to visit. We could practice giving the presentation to each other.

Next Board Meeting – No MVNA meeting in December

- 3rd Monday in January is Martin Luther King holiday
- Meet January 14 at 6:30 PM at Spectrum Building

Other Comments

- Frank brought up the fact that The Dalles gives radar guns to citizens for speed control. He brought up to the Citizens Police Academy when he was part of it. Frank thinks it would be great to take license plate numbers of speeding drivers in Bend. He would like to talk to the Chief of Police about it again.
- Jeanne indicated she had pursued the issue with the PD because she felt the same way. Community Service Officers would work with citizens to do it but citizens could not work on it unsupervised. Steve Esselton is the Community Liaison officer so he should be contacted first to set up the process. We need to give some thought to other results-driven actions as well such as the Good Neighbor Program in Orchard NA. Frank wanted to check handicapped parking spots but it didn't work. Frank will talk to Steve about the radar gun program.
- Jim suggested the Oregon Youth Challenge Program would also be a resource for students who need to do community service work, especially the weed pull.

Meeting was adjourned at 7:50 PM.