

**Rio Verde Horsemen's Association  
Board of Directors' Meeting – via Zoom**

**February 16, 2021**

**Attendees:** Terry Stecyk, Jenny Powers, Kim Edwards, Ruth Kaplan, Carmela Lizzo, Randy Goettsche, Linda Vinson, Lori Bridwell  
**Absent:** None  
**Committees:** Judy Riley, Bookkeeper (by report)  
**Guest:** John Rehling, Park West Retail Developer

Meeting called to order at 6:44 p.m.

**Reports:**

**Minutes - Jenny**

Minutes from the October 20 meeting had a glitch due to “auto-save” overwriting the initial text. Jenny will resend the October 20 file prior to the next meeting. October 6 and October 20 meeting minutes have been approved and copies are for reference by Board members. Minutes from the January 19 meeting were distributed by email and no edits were suggested. A motion was made to approve the minutes, seconded and accepted without comment. Copies of the minutes for 2020 and January 2021 will be provided to Carmela to have posted on the website.

**Treasurer's Report – Judy**

The Treasurer's Report was unavailable at the time of the meeting.

**Membership – Mo**

No report. Carmela will follow-up with Mo for an update on the current status especially regarding the half price membership dues offer for 2021. Carmela will provide a list of non-renewals for Board members to contact if the people are known to them and it feels comfortable to reach out.

**Area Awareness – Mike**

- The buildout of new homes in the Dynamite Foothills, especially at StoryRock and Sereno Canyon, continues apace. Toll Brothers' basic model at Sereno Canyon is 3,200 square feet for \$1.8MM.
- We are watching for updates on the revival of the Outpost gas station/mini mart at NW corner of Dynamite and Pima. Swaback revived it with two new submissions to the Planning Department.
- Construction is underway at the McDowell Sonoran Preserve Pima/Dynamite trailhead. A detailed article will be included in the upcoming RVHA newsletter.

**Water District Status**

The DWID requires permission to form from municipalities within 25 miles of the proposed DWID. Both the City of Scottsdale and Cave Creek have approved. The petition was submitted following verification of signatures and a map of the location of all signers.

The “anti-DWID” faction submitted emails and communication to the County opposing the DWID. The DWID group compiled a fact sheet clarifying misinformation the anti-DWID group presented at the community meeting. The City of Scottsdale has stated that water availability will not be terminated until a DWID has secured water and the water is being sent to the standpipe. The process is slow, and the next step will be a public hearing after County review. There will be another open enrollment period once a DWID is approved.

## **Social Committee – Carmela**

### Rattlesnake Avoidance Training for Dogs

Terry will make arrangements with Willow for training in the spring.

### Trail Ride – April 18

Lori will arrange a trail ride on April 18 at the Arizona Cowboy College facility. A tack swap will be incorporated at the ride, parking trucks in the arena for social distancing and ease of shopping. There will be 12 rental horses available. Participants may bring their own lunches to the event.

## **Social Media – Terry**

The FAST Alert system was utilized for a recent accident on 136<sup>th</sup> Street along with a website post. There is a lack of growth on the site primarily due to competing sites such as Next Door and RVFBB.

## **Round-up Newsletter - Linda**

Linda will compile articles for the newsletter. Deadline for submission is February 22. Ruth submitted information on Southwest Wildlife Conservation Center and events. Terry provided a flyer with information on the upcoming rattlesnake avoidance training. Linda contacted Rattlesnake Solutions for permission to use material from their blog. Information from Furry Tail Bunny Rescue is anticipated. Lori will submit an article on Arizona Cowboy College events. Randy will prepare an article on the Roadside Clean-up initiative and mention the sponsorship provided by Monte Starvy of Western Ag Insurance during 2020 along with a call for sponsors for 2021 when the schedule resumes.

## **Roadside Clean-up – Randy**

Sabrina, the organizer, is reluctant to proceed while COVID is high risk. Mask compliance is a concern. The next event is to be determined.

## **Welcome Committee – Bonnie**

Bonnie reports that 20-25 postcards are being sent per month.

## **Business Card Advertising – Kim**

No report.

## **Membership – Terry**

The current membership offer of half price for 2021 will be reiterated in the newsletter along with a link to join.

A motion was made regarding two points of membership: 1) that RVHA past presidents serving four years (two terms) receive lifetime membership in the organization; 2) Board of Directors and Officers serving 10 or more years with the organization also receive an honorary lifetime membership. The motion was seconded and passed without discussion. Terry will communicate the changes to the membership team.

Carmela will distribute a list of non-renewing members and each Board member will take a section to follow-up with via email in an effort to motivate renewal.

## **Old Business**

None to be addressed.

## **New Business**

### RVHA Board Update - Vice President

Linda Vinson has agreed to accept the responsibility for Vice President for the 2020-2022 term with Board approval.

### General Membership Meeting

The potential for a general membership meeting to be held via Zoom was proposed. Information on the area development projects and proposals could be discussed when material is received.

### RVHA Website

It was agreed that photos of the Board of Directors are not necessary on the website.

### FAST Alert

Text alerts on this system are sent by Gull. The number of texts that can be sent is limited and may impact updates on emergency situations. Carmela will research with Gull and Go Daddy on the text and character limitations. RVHA can add Gull to the email system as [FAST@rvha.us](mailto:FAST@rvha.us).

RVHA should receive a copy of all the data for those that signed up for FAST Alert.

### Bylaws Committee

A leader is needed for this Committee with several candidates proposed. Kim is interested in assisting though not in the leadership role. The committee structure will be discussed further at the next meeting due to time constraints at this meeting.

### **Guest Speaker – John Rehling, Park West Retail Development**

John joined the Board meeting to discuss the proposed purchase of 16 acres of land on the south side of Rio Verde Drive at 174<sup>th</sup> Street, which is currently under contract pending approval of a request for rezoning for commercial development. Park West is primarily a retail development company but has completed some residential projects, golf courses, and mid-rise buildings.

The company is in the process of reaching out to neighboring communities for feedback. The project is expected to be completed during the second quarter of 2023. The project proposes a gas station, convenience store, drug store, fast food restaurant with drive-through, quick serve and dine-in restaurants and a large grocery store. The developer promises compliance with “dark sky” provisions. Landscaping will meet or exceed County requirements.

Traffic is a concern. A traffic impact analysis will be contracted including assessment of traffic signals or a roundabout. The application is for C-2 Zoning and the County process has been slowed by COVID restrictions.

Single story buildings are planned but the grocery store requires significant height for equipment and will be 50,000 to 60,000 square feet. For reference, Walgreens at Alma School and Dynamite is approximately 14,000 square feet. The largest building will be at the lowest elevation of the site.

The next steps are a written mission statement and site plan, which is expected within two weeks.

The Board expressed concerns regarding sufficient population to support this size retail endeavor, especially considering the seasonal residential aspect of the surrounding communities. Additionally, water availability is a significant concern. Epcor water company, which serves Trilogy is part of the purchase of the property due to historical ownership. There has been no study done regarding the community size relative to the size of the proposed grocery store. Assumptions of population include the communities of Troon, Troon North and residential areas near Alma School and Dynamite; however, it is unlikely those residents would travel east when there are many other options in Scottsdale that are closer. Carmela will discuss population projections with Karen Nabity and report back to the Board.

**Next Meeting**

The next meeting will be Tuesday, March 16. Meetings will be held via Zoom until further notice.

Meeting adjourned at 9:18pm

Submitted by: Jenny Powers