

Beaver Creek Regional Council
Minutes of Meeting
6:00 p.m., August 4, 2010, MRFD Hall

Council attendees: Kala Pearson, Kayo Parsons-Korn, Tom Hawbaker, Maggie Holt, Sharon Brooks, Jim Bowser, Steve Sprinz, Irene Klein. Absent: RoseMary Barnes, Patti Sexton

Committee Chair attendees: Nancy Rowland, Janet Aniol, Annika Head, Jo Burke, Bob Burke.

Guest speaker attending: Steve Mauk, Director of Development Services, Yavapai County.

President Kala Pearson called the meeting to order at 6:00 p.m. and asked Council members to introduce themselves.

It was duly moved, seconded, and approved to waive the reading of the minutes and accept them as distributed.

Treasurer's report indicated a balance on hand of \$1,004.62.

President's Report:

Kala mentioned the Villas at Beaver Creek Subdivision, told the assembly that Steve Mauk would be speaking on behalf of the County, and said Bill Ring, attorney for the owners, is also in the audience. Asked if he would also like to speak, Mr. Ring declined saying they are trying to be responsive by attending the meeting. His assistant was with him but not introduced.

Kala then reviewed the stipulations approved by the County in 2004, stated today's status of each, and introduced Mr. Mauk as guest speaker.

Mr. Mauk said it was felt it would be beneficial to talk to the community, mentioned that the County is particularly interested in five of the stipulations, and stated that the County would be meeting with Mr. Ring and other attorneys tomorrow hoping to produce a win-win conclusion. If this conclusion becomes not possible, the county will probably be "ready to revert." He then said he felt it best to open the meeting to questions, with some discussion summarized as follows:

- Reversion can't force use for golf course.
- Someone could later request putting property to residential use, although likelihood not high in this instance.
- Lake is private property; however, stipulation agreed is to keep it full.
- Permitted uses for Open Space include parks, golf courses, preserves, wildlife preserves.
- If plat is abandoned, developers could request new plat to go through.
- Reversion of zoning is a separate issue from abandonment of the final plat; Mr. Mauk indicated on a map he brought the areas that would revert.
- Some septic systems have been installed; these can be abandoned without problem; there also is no time limit for construction following placement of septic systems; two systems have been placed that would serve 40 sites; leach fields run into the golf course.
- Mr. Mauk doubts that unpaid property taxes could be forgiven but will find out.
- Golf course and restaurant taxes have not been paid.
- To the question of whether BCRC will be represented at tomorrow's meeting, Kala stated that no one invited BCRC.

- Mr. Mauk believes the County understands the community's position and hopes to come out of the meeting with a workable plan.
- To Kala's request for permission to attend, Mr. Ring stated that the County is the applicant in this proceeding to revoke the plat, not BCRC, and said the short answer is "no."
- The five stipulations with which the County is concerned deal with improvements, secondary access, retention of the golf course, water and keeping the lake full, and conformity of development.
- To a question of assurances being in place if plat is not abandoned, Mr. Mauk stated that this discussion will be held at tomorrow's meeting and any assurances needed will be verified rather than to simply accept a letter of guarantee.
- To the comment that the stated primary use for building a hotel was to house tournament participants @ 20-30 tournaments per year, it was stated that this comprises a further stipulation that is not appropriate at this time.
- Mr. Maul feels zoning will not change at this time.
- CC&Rs assured this community that the golf course would keep going with \$50 per unit per month going toward maintenance of the course; Mr. Mauk said the County can't cause enforcement of this at this time.
- BCRC might want to explore with the County the possibility of forming a CFD (Community Facilities District).
- With a vote to continue there would be a time limitation for return of golf course; possibility of court hearings exists.
- The County is interested in finding a way that all parties can cooperate.
- The last BOS meeting committed to an answer at the August 16 BOS meeting in Cottonwood.
- Everyone is welcome to call Mr. Mauk.
- Mr. Ring admitted to not being well acquainted with the community.
- It was repeated that the County will be representing the community.
- Mr. Ring has a coordinating role.
- Yesterday was the first time Mr. Ring met with owners and bulk-lot purchasers.
- Ranch House Coalition met yesterday and voted to keep offer presented (\$500,000 payable in 36 months with owners carrying note) and believe this is probably too high with operable courses of comparable size and community being available for \$1million.

Discussion ensued concerning LMPOA's Candidate Forum (District 1) held Monday after their meeting. Steve Sprinz said it was videotaped and can be watched in part or in its entirety at www.lakemontezuma.us. BCRC has been asked to sponsor a similar forum after the primary with a suggestion to allow questions from the floor rather than requiring they be written and selected in advance. This will be investigated further.

Annika Head, VISTA for our community, has been here one year and was presented with a Certificate of Appreciation from the community by Irene Klein. Karin Ward told the story of the starfish (little boy throwing starfish back in the ocean, second boy stating it didn't matter because they were dead or dying, first boy picking up another and saying it mattered to this one as he tossed it back in the ocean) and presented Annika with a starfish that indicates that Annika matters. Kala Pearson presented a Thank You certificate signed by members of BCRC. Annika cried throughout the presentations! and stated that she's missing the community already!

Committee Reports:

Planning & Zoning:

- Potential Wilderness Area Evaluation Report was presented by Kayo Parsons-Korn and discussed at length. It takes an Act of Congress to make a Wilderness Area; ten areas in the Coconino National Forest has been recommended; the NF rolled out the plan in pieces, and it got into the July 15 BUGLE; a meeting was held only one week before comments were due. While NF Rangers stated that Wilderness Areas allow camping, hiking, grazing, hunting, fishing, but no motorized vehicles or chainsaws, Congressional Grazing Guidelines, state that the opposite is so in maintaining herds. Three areas being considered are very close to our community: Walker Basin, Cedar Bench, and Black Mountain--all to the east of Wickiup Mesa. Wilderness Areas cannot be swapped. Verde Valley Trails Plan has two potential trails in the Walker Basin area, comprising a problem since new trails are not allowed. Following the comment that ranchers were not aware of the proposal prior to the meeting, it was **duly moved, seconded, and approved** to write to the Coconino NF Plan Revision Team asking that the comment period be extended to an as yet undetermined date. Kayo agreed to write the letter, and Kala urged the start of an email chain to get more people interested in commenting.
- Solar & Wind County Ordinance - Kala recapped the standards the County is considering for solar and wind power production and reviewed decisions, definitions, and net metering.
- Janet Aniol reviewed the situation surrounding Temporary Event Permits prompted by two deaths on the other side of the mountain. The new procedures will make repeat events easier to handle and assure better safety and compliance at all events.

Water: Pam was not in attendance.

Transportation:

- Janet remarked on the completion of the ADA-compliant walk and ramps in Rollins Park and thanks those who had worked so diligently so see this project done.
- Golf cart crossing are in the works, one of which will also comprise pedestrian crossing for Montezuma Path.
- MRM Trails Coalition hired an AmeriCorps worker locally, Bella Donna, who will be mapping existing trails with a concentration in the NW quadrant of the Plan area.
- Ramps at TI 293 are now basically complete; some striping is yet to be done. Kala mentioned that it was suggested to her that every organization represented on the BCRC should send a thank you letter to ADOT.

Youth & Family:

- Following Annika's review of her report, it was **duly moved, seconded, and approved** to include First Things First in the forum for State candidates with the issue being whether to keep funds from cigarette taxes in First Things First or allow it to be transferred to the General Fund.
- Annika encouraged donating to the school tax credit program, which funds Karin Ward said can be used for child care.
- Annika was asked to give some background on the VISTA program and stated that it has doubled in size this year. She discussed the application process for organizations and stated that the organization provides half the funds, the program the other half. AmeriCorps is the umbrella program. An AmeriCorps worker can be full or part time. Kala requested that a link to the AmeriCorps website be made available and plans to have a discussion on sharing a worker with BC School. Annika mentioned another arm of the program, NCCC, that provides hand-on workers for 5-6 weeks at a time, suggesting that such a worker might fit well into the Ranch House Coalition plans should they come to fruition.

Public Relations:

- Jo Burke showed the newsletter that the BC Community Plan Update Committee had used in 2008 as a good example BCRC might use.
- She proposed that with four educational institutions in the area (BCSchool, RRPublic HS, SW Academy, and Copper Canyon Academy) a representative of the educational community should be included on BCRC, suggesting that letters be written to them. Kala urged inclusion of churches as well, and Bob Burke suggested inclusion of the business community.
- Further discussion about a possible newsletter ensued with Jo asking BCRC members to review the list in her memo *for discussion at the next meeting*.
- It was mentioned that the POBox on the bookmarks needs to be changed from 250 to 939.
- Considerable discussion ensued re the value of email news and the duplication caused by same. Kala would like to see a 4-page newsletter. Jo will put together a more formal proposal.
- Several suggestions arose concerning a cooperative alert/advertising network for food distribution, BCRC, Vision 2020, and the community calendar. Annika mentioned her intention to have points of contact at various places; e.g., BCAC et al. Sharon suggested sandwich boards for food distribution information.

Legacy Project: no report.

Vision 2020: Bob Burke reported that the elements have been given to Tammy DeWitt to standardize the appearance and that committees will work on implementation of goals for the next meeting. It is expected that the Plan will be presented at a community meeting in October.

New Business:

Incorporation: Lorin not in attendance; subject tabled to another meeting.

Block Watch: Kala pointed out that her curiosity prompted her to make a table of sex offenders in Yavapai County areas and discovered that the Beaver Creek area has more sex offenders per capita than any other area. Dwight d'Evelyn of YCSO will speak at the September meeting.

Event announcements were recapped.

Maggie Holt mentioned that next year's Fourth of July Parade will reverse previous direction, starting near the square and ending at Sycamore Park where activities will be held so that businesses will not be disrupted.

There being no further business, the meeting adjourned at 8:40 p.m.

Margaret A. Holt, Secretary