

**DRAFT**  
**Center Pointe Vistoso Community Association**  
Community Informational Meeting Minutes  
March 12, 2020  
Center Pointe Vistoso Ramada - Fire Pit Area, 6:00 PM

**Board Members Present**

Adam Goldberg, President  
Jane Baker, Treasurer  
Dan Sturmon, Secretary  
Cheryl Kensington, Chair - Architectural Review Cmte. (ARC)

**Information Subject – Review of Romspen Development Presentation – March 12, 2020**

Dan Sturmon opened the information meeting to approximately 90 residents reading a summary document describing the Romspen conceptual plan on developing the former golf course property surrounding the Center Pointe Vistoso community. The conceptual plan was presented to Rancho Vistoso HOA Board representatives and Preserve Vistoso Board members on March 11 at the Vistoso Community Association office at 945 W Vistoso Highlands Drive. During the introductory session of the meeting, it was noted the proposed conceptual plan could change significantly between now and final submission to the Oro Valley Planning and Zoning Commission and the Town Council at the end of 2020.

The presentation introduced Mr. Farmer of Spectra Properties; the potential buyer of the driving range acreage. Mr. Farmer is proposing development of the driving range as well as portions immediately east of the driving range, which is adjacent to the Summit North section of the Center Pointe Vistoso community. The conceptual plan entails 38 acres to be developed with two 2-story assisted living and memory care facilities and independent living units to the east of the driving range area. Mr. Farmer hopes to pursue an option to add a third building in the northwest corner of the driving range which includes the former Hole #1 of the golf course.

Mr. Farmer explained that the units will operate as high-end senior residential units with an extensive care center. Mr. Farmer also added that due to drainage requirements the building pad areas might be raise 1 foot and estimated an 18 month construction period if the rezoning is approved.

It was mentioned both the Oro Valley General Plan and the Planned Area Development (PAD) designates the driving range area and the golf course as recreational, except six acres where the former clubhouse and parking is located. The General Plan and the Planned Area Development (PAD) will need to be changed to allow these plans to go forward. There will be meetings arranged by the Town of Oro Valley for residents impacted by the development plans when the plans are officially submitted. Efforts will be to submit a pre-application to the Town of Oro Valley on March 25<sup>th</sup> and expects the community meeting to happen around April 14<sup>th</sup>. A series of steps and reviews will occur before the conceptual plans will be presented to the Planning & Zoning Commission and Town Council at the end of 2020. Some HOA representatives expressed concern that many homeowners are seasonal residents and their ability to participate in meetings scheduled during summer months will be nonexistent.

Following the reading of the HOA meeting details, conversations lead to Adam Goldberg stating his neutral position for the Center Pointe Vistoso community. Several residents felt his neutral position did not accurately reflect the majority of the community's residents. They felt an effort should be made by

the Board of Directors to submit a letter to the Town of Oro Valley Planning Department and Town Council members that the community do not support the proposed development and rezoning of the property. Adam indicated he would take it into consideration, but did not commit to the residents a change from a neutral position.

No more subjects were addressed, the informational meeting adjourned at 7:20 PM.

Respectively submitted by, Dan Sturmon, CPV Secretary