

**MINUTES, BOARD OF DIRECTORS**  
**FIDDYMENT FARM NEIGHBORHOOD ASSOCIATION &**  
**WESTPARK NEIGHBORHOOD ASSOCIATION (Joint meeting)**

Date: March 9, 2021 (Online Video Meeting)

The Board of Directors Meeting of the Fiddymment Farm and WestPark Associations was called to order pursuant to notice electronically given in Roseville, CA. by WPNA President Bryan Ludwig at 7:06 PM.

Board Member attendance:

Fiddymment Farm		WestPark	
P	President—Loren Cook	P	President—Bryan Ludwig
P	Vice President—Bob Gorman	P	Vice President—Kelly Montgomery
P	Secretary—Sue Hallahan-Cook	P	Secretary—Raymund Nanadiego
P	Treasurer—Chris Erickson	P	Treasurer—Erik Lawson
NP	MAL—Pete Constant	P	MAL—Connie Logg
P	MAL—Ed Kriz	P	MAL—Scott Alvord
		NP	MAL—Dan Gergis
		NP	MAL—Jim Betley
		NP	MAL— Jose Chavez
		P	MAL—Curtis Hunter

**Guests present:** Approximately 44 guests including guest speakers

**Roseville Police Department:** LT. Lewis (not present)

None—had to leave.

**Roseville Fire Station #9:** Jaime Garrett, PIO

Department is reminding residents to check smoke alarms. Preparations for weed abatement begin in April. Planning for additional stations and resources in westside; studies conducted on needs.

**Guest Speakers:** Tim Fisher, Van Daele Homes (tfisher@vandaele.com); Sean Morales (smorales@roseville.ca.us), City of Roseville, Greg Bitter, Planning Manager – City of Roseville

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Van Daele Homes – F-25 and F-26 HDR Development – Tim Fisher (continuance from prior meeting)

- Management company representative present. Parking spaces are on site. Parking regulations will apply to residents in and around the community, various levels of enforcement per AB 1482. Mix of covered and uncovered parking is believed to be sufficient.
- Target rental price have not been set at this time. Expected to match what the market would bear in the nearby areas.
- Timeframe of the project: Prairie Town Way expected to start in the summertime and begin construction of homes by springtime of next year (expected completion by 2023/2024).
- Not seeking to add parking in the neighborhood anywhere, but Prairie Town Way.
- Sean Morales (City of Roseville) stated that parking will be allowed on Autumn Leaves Drive and Rustler Drive. 101 surplus spaces on site. Spaces along the residential streets will be surplus. The Sienna Apartments' parking was 67 spaces short. This project has provided (133%) more spaces than the code requires. The city has code enforcement to require garages be used for parking.
- Greg Bitter (City of Roseville) states that this project meets the standards plus 101 additional parking spaces. There is no legal mechanism to keep residents from parking on the public streets. But this should be different than the Sienna Apartments, which were designed for affordable housing and the State has special regulations (including density parking bonus) for affordable housing projects. Public works staff states that Autumn Leaves Drive meets the standard for on-street parking. This project has been planned for 17 years (2004) as high-density housing. The upcoming Planning Commission review is on the design of the project, not whether it will be a high-density or not.
- No specific cap on the number of occupants per unit. Units include 3 to 4 bedrooms.
- Changes to the plans include requests for specifics on engineering and utility design, no conceptual requests though.
- Play structures have not be proposed. Play areas have been proposed.
- The cost of the garage will be included in the rental of the unit. Plans 2, 3, and 4 will have garages. Plan 1 will have a carport.
- Management company requires that the garages are used as parking, not storage.

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- Public notices will be sent out via mail to nearby residents; notifications will also be made online.

**General Board Items:**

**President's Report, Fiddymment Farms:**

Denio Park is 95 acres and will consist of dog parks, vendor area, parking, picnic area, restrooms, disc golf practice and disc golf course, shaded picnic areas, bike racks, bike path and foot bridges over the annual creek. Plans are available on the city website.

Hayden Parkway bridge is coming to council on March 17<sup>th</sup> and may have a vehicular parade across the bridge that will loop north to Jim Gray Park, then back over the bridge. Some final touches to be done on both sides of the bridge. It provides a significant public safety improvement by giving more direct access to the communities.

Plaza at Blue Oaks (Raley's, etc.) has provided letters of intent to include Garden of Eatin', a drive thru Habit and Chipotle, an unnamed yogurt business, gas station, and nail salon.

Placer County Support Services homes article is pinned on the Fiddymment Farm website. These homes fall under the "supportive housing" model which is authorized by California State Law. Comments from the city are available in the article. Information is available if residents believe there is a public safety issue.

The Nugget Market is now open. Scott Alvord provided a video on social media. Various fast food and stores will be available.

Pete Constant is not available due to high school board meetings on the same night; Loren Cook is looking for a replacement for him.

**President's Report, Westpark:**

Ten board members at Westpark, but three who have not attended in approximately one year. Article 5 may be invoked to remove members with 2/3s vote of the board. 14-day written notice needs to be given. Bryan has spoken to Jose, Jim, and Dan on the phone between December 2020 and January 2021. All expressed interest to stay on the board, but have not attended meetings.

**Minutes:** February 2021 minutes approved.

**Treasurer's Report:**

- FF: \$1545.08 final balance after \$27 storage fee to Sue Cook (Chris written and verbal reports)  
WP: \$844.33 final balance after \$27 storage fee to Sue Cook (Erik verbal report)

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**Planning Committee: Loren Cook**

See President's Report.

**Schools Committee: Loren Cook**

None

**Activities Committee:**

None

**Neighborhood Watch: Ed Kriz**

None

**RCONA Updates: Bob Gorman and Sue Cook**

Sue Cook being honored for volunteering with the board for her work on building the neighborhood groups.

Sean Reagan (FBI) and Shelby Samaniego provided a community report and has plans to provide community outreach. Possible Citizen's Academy and other presentations may be upcoming.

All the new changes to bylaws approved, including the addition of new members to the executive board. The Executive Board is now nine members.

**Review Old & New Business:**

See President's Report.

Several members stated interest in taking tour. Loren will try to set up a presentation by the FBI for the neighborhood association.

**Round Table:**

Scott: Community Coffee will be coming up on Friday, April 9 at 11:30 am. Registration to participate is available on the city website. Stop lights going in on Westbrook and Octave.

Bryan: Last two meetings have been great with new people involved. Yvette had a question about the commercial lots next to the two parcels with the apartments. Loren provided general information, no specifics on future plans.

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Deacon Marcia Hansen: St. John's Episcopal Church is opening up this weekend with limited capacity. She said hello from Father Cliff.

Members indicated there's a sign on the gas station property (Angus): "will be coming soon".

Loren mentioned new LED street light replacements are much brighter.

**Next Meeting:** April 13, 2021 7:00 pm (online meeting)

Meeting adjourned at 8:51 pm

Respectfully submitted,

Raymund Nanadiego (WPNA Secretary)