

Tonto Hills Improvement Association

President: Robyn Baker
Vice President: Nancy Nelson
Treasurer: Kathy Kuchta
Secretary: Chris Prentice

BOARD OF DIRECTORS MEETING MINUTES

November 20, 2024

- I. Call to Order 6:32pm
- II. Roll Call
 - A. Present – Robyn Baker, Sandra Abbey, Chris Prentice, Brian Richard (in person)
Paul O’Connor, Nancy Nelson, David Tappe, Don Belousek (via Zoom)
 - B. Guests – Sam Brandt, Christie Nichols, Diana Cole, BORK (via Zoom)
- III. Opening Remarks
 - A. Westhoff, et al. vs Rent-Sell, LLC litigation
Following the hearing in late August, we are waiting for the judge to issue a final decision and order in the matter.
 - B. Rent-Sell Real Estate, LLC countersuit vs the THIA, Westhoff, et al.
The counterclaim remains on hold until the judge issues the final judgement
- IV. Open Forum – No comments
- V. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of 11/20/2024
 - B. Approval of Meeting Minutes of 09/18/2024
 - C. Chris Prentice made a motion to accept all Consent Agenda Items; Nancy Nelson 2nd
- VI. Reports
 - A. Treasurer
 - i. 2024 Contribution to the THVFD will be going out shortly
 - ii. About \$2,500 of the 2024 assessments is outstanding
 - iii. Total Chase Accounts Balance: \$130,170.03 as of 10/31/24
 - B. ACC
 - i. Lot 37 received preliminary approval for a new barn and lot 196 received final approval for a driveway extension at the 11/19/24 meeting.
 - C. Environmental
 - i. The MCDOT Town Hall on 11/14/24 was well attended though there were some issues who joined via Zoom.
 - ii. There will be a 6 foot safety zone on either side of the 24 foot roadway for a total width of 36 feet.
 - D. Landscaping and Fire Mitigation
 - i. Minor repair on a waterline was completed in October. Landscaper continues to provide good service.
 - E. THVFD
 - i. THVFD thanks the community for their support of the Trunk or Treat event on 10/27/24.
 - ii. Current checking account balance is \$6,669 and Savings account is \$14,530
 - iii. THIA’s annual donation of \$8,000 will be used to pay the THVFD’s insurance costs.
 - iv. THVFD is planning a Chili Cookoff fundraiser on 12/8 from 4-6.
- VII. Old Business
 - A. Lot #212B complaint against Lot#230A (3/22/22); Lot #212B complaint against Lot#230A (04/19/22); Lot#215A complaint against Lot#231F, 216, 230A - on hold
 - B. Complaint Lot#195 against Lot#216, 217, 218, 231F - on hold

- C. Tom Harriman our primary contact at MCDOT is out on leave and Tracy Ruth is now looking into the placement of no parking signs by Ravens View and on median. It's a slow process to determine if the signs can be installed.
 - D. Desert Mountain owns lot adjacent to Deer Trail Rd and Old Mine Rd. Chris Prentice to write letter to DM regarding brush on their lot. Robyn Baker to review before sending.
- VIII. New Business
- A. Letters will be sent to vacant lot owners regarding brush on their properties. Include suggestions for landscapers and information on Rural Metro Fire Service. Pictures of lots to be included. Chris Prentice to compose letter. Nancy Nelson to provide list of vacant lot owners and property photos.
 - B. Approval of AGM Announcement, Agenda Item Request and Candidate Form. Chris Prentice motioned to approve; Sandra Abbey 2nd.
- IX. Announcements
- A. Future Meeting Dates
 - i. January 15, 2025 at firehouse and Zoom
 - ii. February 5, 2025 at firehouse and Zoom
 - iii. AGM – March 26, 2025 at Christ the Lord Lutheran Church and Zoom
 - B. Future Board Agenda Items
 - i. None
- X. Adjournment
- A. Robyn Baker motioned to adjourn at 7:12pm; David Tappe 2nd.

Chris Prentice

Chris Prentice, Secretary
1/15/2025