

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes April 3, 2024 6:30 pm

This meeting was held at the Tonto Hills Volunteer Fire Department and via Zoom.

- I. Call to Order – 6:30 pm
- II. Roll Call
 - A. Present – Sandra Abbey, Robyn Baker, Don Belousek, Nancy Nelson, Chris Prentice, and David Tappe attended in-person. Brian Richard and Paul O'Connor attended via Zoom.
 - B. Absent – Kathy Kuchta
 - C. Guests – 4 Tonto Hills Residents attended in-person; no members present on Zoom.
- III. Election of Officers, Committee Chair(s), Asst Secretary, and Liaisons
 - A. Officers
 - a. Secretary – Nancy Nelson nominated Chris Prentice. David Tappe-2nd. The motion passed.
 - b. President – Nancy Nelson nominated Robyn Baker; David Tappe-2nd. The motion passed.
 - c. Vice-President – Robyn Baker nominated Nancy Nelson. Chris Prentice-2nd. The motion passed.
 - d. Treasurer – Nancy Nelson nominated Kathy Kuchta. David Tappe-2nd. The motion passed.
 - e. Assistant Secretary – Nancy Nelson nominated Sue Kolb. Don Belousek-2nd. The motion passed.
 - f. Assistant Treasurer – Robyn Baker nominated Don Belousek. Sandra Abbey-2nd. The motion passed.
 - g. Assistant Treasurer – Robyn Baker nominated Nancy Nelson. Sandra Abbey-2nd. The motion passed.
 - B. Liaisons
 - a. ACC – David Tappe
 - b. Environmental – Paul O'Connor
 - c. THVFD/Welcome to Tonto Hills – Sandra Abbey
 - d. Landscaping – Brian Richard
 - C. Welcome to Tonto Hills – Ann Dichiara, accountable to Sandra Abbey
- IV. Agreement to abide by the Code of Conduct and E-mail Guidelines – Each member of the Board individually agreed with the exception of Kathy Kuchta, who was not in attendance.
- V. Opening Remarks
 - A. Westhoff, et al. vs. Rent-Sell, LLC litigation
 - B. Rent-Sell Real Estate, LLC countersuit vs. the THIA, Westhoff, et al.
- VI. Open Forum
 - A. Ken Debnam asked about the vehicles parked in the lot across from the firehouse
 - B. Kris Schoenburg also inquired about the vehicles

- C. Board advised a formal complaint had been received and would be addressed under new business
 - D. Ann DiChiaria reminded the community the THVFD will host a pancake breakfast fundraiser on 4/20/24. Residents are encouraged to bring plants to plant at the kachina
- VII. Consent Agenda Items:
- A. Acceptance of Meeting Agenda of 4/3/24
 - B. Approval of Meeting Minutes of 02/06/24
 - a. Sandra Abbey made a motion to accept the Consent Agenda Items. Nancy Nelson-2nd.
- VIII. Reports
- A. Treasurer
 - a. Nancy Nelson reported on behalf of Kathy Kuchta. Waiting on March numbers to prepare year-end statements
 - b. ACC
 - i. Final approval lot 130 (garage) and 180 (casita)
 - c. Environmental
 - i. Nothing new to report
 - d. Landscaping and Fire Mitigation
 - i. 6th dumpster was recently delivered. Getting close to ordering last one.
 - e. THVFD and Firewise
 - i. Next drill is 4/13/24
 - f. Welcome Wagon
 - i. Will be combined with THVFD going forward and will be known as "Welcome to Tonto Hills".
- IX. Old Business
- A. Lot #212B complaint against Lot#230A (3/22/22); Lot #212B complaint against Lot#230A (4/19/22); Lot#215A complaint against Lot#231F, 216, 230A – On Hold
 - B. Lot #108 complaint against Lot #230A for brush that is a fire hazard; Lot #108 requested dismissal of the complaint.
 - a. Three Board members visited the site with the lot owner on 2/10/24 and pictures were shared with the rest of the Board
 - b. Brush pile has decomposed and does not appear to be a fire hazard any longer.
 - c. Chris Prentice moved to dismiss the complaint; Nancy Nelson-2nd. The motion passed unanimously.
 - d. The Board will send a letter noting the dismissal to both lot owners.
 - C. ACC Addendum A of By-laws including county requirements on lot clearance and replanting.
 - a. David Tappe will ask ACC to add county requirements on lot clearance and replanting to Addendum A.
- X. New Business
- A. Complaint Lot#195 against Lot#216, 217, 218, and tract H portion of 231F
 - a. Discussion of vehicles parked on lots 216, 217, 218, and 231F.
 - b. Nancy Nelson made a motion finding lots 216, 217, 218, and tract H portion of 231F in violation of paragraphs 17 (lots 201-223 are planned as a high-class business district), 17e (each business lot owner to maintain lot and alley in clean and sanitary manner and keeping alleyway unobstructed), and 21 (no lot should be used in a way that depreciates value of adjacent property) of the DoR's. Chris Prentice-2nd. The motion passed unanimously.
 - B. Website Security
 - a. Sue Kolb spoke with our webmaster and changes were made to prevent Google from being able to index information in the UserID required sections of the tontohills.net website.

- b. Steve Woods commented that the website developer can delete old links so only images will load within a Google search, but the document won't be available.
 - C. Election Count
 - a. 70 ballots were received from 100 lots, representing 47% participation.
 - D. Approval of 2024 DRAFT AGM Minutes to be blasted to the community.
 - a. Sandra Abbey made a motion to release the 2024 draft AGM Minutes to the community. Chris Prentice-2nd. The motion passed.
 - E. Follow-up with MCDOT re no parking signs by Ravens View and on median
 - a. Nancy Nelson will follow up on MCDOT's app
- XI. Announcements
 - A. Future Meeting Dates
 - a. The next meeting is June 26 and will be hybrid. Members can attend in person at Christ the Lord Lutheran Church or via Zoom.
 - B. Future Board Agenda Items
 - a. None
- XII. Adjournment
 - A. Nancy Nelson made a motion to adjourn. David Tappe-2nd. Robyn Baker adjourned the meeting.

Chris Prentice 6/26/24
Chris Prentice, Secretary