

# Tonto Hills Improvement Association

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

## BOARD OF DIRECTORS MEETING MINUTES - APPROVED

September 18, 2024

**Board Members – Sandra Abbey, Robyn Baker, Don Belousek, Kathy Kuchta, Nancy Nelson, Paul O'Connor, Chris Prentice, Brian Richard, David Tappe**

- I. Call to Order at 6:32pm
- II. Roll Call
  - A. Present – Robyn Baker, Don Belousek, Chris Prentice, David Tappe (in person)  
Kathy Kuchta, Nancy Nelson, Paul O'Connor, and Brian Richard (via Zoom)
- III. Opening Remarks
  - A. In memory of Eric Luker
  - B. Thank you to neighborhood for coming out to ACC meeting on Commercial lot development
  - C. Westhoff, et al. vs Rent-Sell, LLC litigation
    - i. At a hearing in late August, the judge ruled on the remaining issues in the case, which involve the responsibilities for use and maintenance of the parking tracts. The DoRs are silent on these issues. The judge is expected to issue a final judgment in the case this month.
  - D. Rent-Sell Real Estate, LLC countersuit vs the THIA, Westhoff, et al.
    - i. The counterclaim remains on hold until the judge issues the final judgment.
- IV. Open Forum – No comments
- V. Consent Agenda Items:
  - A. Acceptance of Meeting Agenda of 09/18/2024
  - B. Approval of Meeting Minutes of 06/26/2024
  - C. Approval of Executive Session Minutes of 06/26/2024
  - D. David Tappe motioned to accept all Consent Agenda Items. Nancy Nelson 2<sup>nd</sup>.
- VI. Reports
  - A. Treasurer
    - i. Nancy Nelson provided update
  - B. ACC
    - i. David Tappe advised 2 lots received pre-submittal approvals for remodels and 3 other projects were not approved;
    - ii. 35 residents attended ACC meeting on commercial lot development
  - C. Environmental
    - i. Paul O'Connor is working with MCDOT to set up meeting for residents to discuss road improvement project.
      - a. Utility relocation work will start in late 2024/early 2025 and the design process will be completed in 2025.
      - b. Real estate acquisition is still ongoing. Nancy Nelson is assisting MCDOT in connecting with members who haven't responded to easement requests. Delays in signing documents may delay the project start date.
      - c. Tom Harriman is our main contact at MCDOT. He may be contacted at: O:602-506-8672 C: 602-245-4316 E: Tom.Herrmann@maricopa.gov
  - D. Landscaping and Fire Mitigation
    - i. Nothing new to report per Brian Richard
  - E. THVFD

- i. Nancy Nelson reported two ceiling fans were donated to the fire department. Marty Hauck will install.
- ii. The red truck was recently sold for \$5,000 and boosted the VFD's vehicle fund to \$6,500.
- iii. Annual Truck or Treat to be held on Sunday 10/27/24 from 3pm to 5pm.

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
  - i. Member who filed complaint with Board has filed a complaint with Maricopa County.
  - ii. No response from property owner of lots 216, 217, 218, 231F.
- C. Follow-up with MCDOT regarding no parking signs by Ravens View and on median.
  - i. We may not be able to place “no parking” signs near the Old Mine entrance. Nancy Nelson advised the median is in the MCDOT right of way (ROW) and vehicles may be parked in the ROW on a county road. She is reaching out to Tom Harriman at MCDOT to confirm and update at next Board meeting.
- D. Weed clearing to create a fire break on Cave Creek Road between Deer Trail Rd. and Old Mine Rd.
  - i. Nancy Nelson spoke with someone at Desert Mountain who indicated the City of Scottsdale was clearing the ROW along Cave Creek Road (CCR) and ran out of money to continue farther north.
  - ii. Desert Mountain owns a small parcel of property between TH & DM. DM will look into sending their landscapers to clear land owned by DM; however, property lines are unclear in this area.
  - iii. DM advised Nancy that they don't care if TH owners go onto DM property to clear. Don Belousek suggested we get that in writing from DM.
  - iv. Charlie Civer commented that brush clearance should be a priority along CCR from Old Mine to Quail Lane as well.

VIII. New Business

- A. Construction of new barns in community
  - i. No discussion as community member requesting agenda item was not present. Item to be removed from next agenda.

IX. Announcements

- A. Future Meeting Dates
  - i. The next meeting is November 20<sup>th</sup> and will be hybrid. Members may attend either in person at the THVFD or via Zoom.
- B. Future Board Agenda Items
  - i. Excess brush on undeveloped lots
  - ii. AGM

X. Adjournment

- A. Chris Prentice motioned to adjourn at 7:25PM. David Tappe 2<sup>nd</sup>.

Approved 11/20/2024