Tonto Hills Improvement Association

BOARD OF DIRECTORS MEETING MINUTES - August 5, 2026

President: Robyn Baker
Vice President: Nancy Nelson
Treasurer: Jennifer LaLiberte
Secretary: Sue Kolb

I. Call to Order at 6:32 pm

II. Roll Call

A. Present - Robyn Baker, Nancy Nelson (Zoom), Sue Kolb, Chris Prentice (Zoom), Stacy Holland, Steve Rensel (Zoom), David Tappe, and Paul O'Connor (Zoom)
B. Absent - Jennifer La Liberte
C. Guests – In person attendees included Mike Dahl, Joe Harrison, Rick Holasek, Tara Lehman, Mike Kolb, and Amy Kent
Zoom attendees included Kim Holland, Sandra Abbey, Sam and Sammy Brandt, Christine and Brad Nichols, Tammy Seymour, the Kiriazovs, the Tilleys, Suzy and Steve Myers, Tom Palmer, and Charlie Civer

III. Opening Remarks

A. Welcome
Robyn Baker welcomed the attendees and thanked Mike Kolb for donating a speaker and microphone for hybrid meetings. Residents were asked to report any difficulty hearing the discussion.

B. Litigation Update:
Westhoff et al. vs. Rent-Sell, LLC: The appeal to the Arizona Supreme Court is in progress.
Rent-Sell Real Estate LLC countersuit vs. THIA, Westhoff et al.: Execution and processing of the settlement agreement is in progress.

IV. Open Forum

Tara Lehman requested that agendas describe the specific proposed changes to governing or operational documents before the meeting. Robyn Baker acknowledged the request for more detailed agenda descriptions.

Stacy Holland questioned whether road project contractors had permission to park heavy equipment in the Kachina parking area. Nancy Nelson reported that she had not seen a request to the THVFD for permission. Robyn Baker agreed that Stacy should contact Tom Herrmann for clarification.

In response to the Tilleys' question concerning the Supreme Court process, Robyn Baker stated that the timetable was controlled by the court and could not be predicted, and that the appeal would not involve discovery or document exchange. She also explained, in response to Tara Lehman's question concerning the parties involved in the appeal, that CAI had offered an amicus brief at no cost to THIA and that the Board had accepted that offer at a prior special meeting. A copy had been requested, but its availability was uncertain.

A question from Joe Harrison concerning the Arizona Water Banking Authority was deferred to the DWID report.

V. Consent Agenda Items

A. Acceptance of Meeting Agenda of 08/05/26
B. Acceptance of Meeting Minutes of 04/15/26
C. Acceptance of Meeting Minutes of 06/17/26
D. Acceptance of Special Meeting Minutes of 06/23/26
E. Acceptance of Special Meeting Minutes of 07/13/26

Stacy Holland motioned to approve all consent agenda items as presented. Nancy Nelson seconded the motion. Motion approved with Steve Rensel abstaining.

VI. Reports

A. Treasurer

Nancy Nelson presented the report in Jennifer LaLiberte's absence. Reported income for April through June 2026 was $59,878, primarily from annual assessments. Expenses were approximately $8,000, mainly maintenance, repairs, and landscaping. Total Chase account balances were approximately $163,000.

Approximately $10,000 in assessments appeared outstanding. Some payments had been sent to Foothills Accounting and were being forwarded to THIA. Second notices were planned for unpaid assessments.

Tara Lehman questioned when the assessment funds would be transferred to THVFD and what portion of its budget THIA supported. Nancy Nelson explained that funds were transferred upon THVFD's request, rather than automatically upon collection. Direct donations went to THVFD, and fire-truck fundraising was held in a separate savings account. No current-year transfer had yet been made. Historically, THIA had funded approximately 40% of the THVFD budget; the current percentage would depend on the budget to be reviewed later in August. Robyn Baker noted that the assessment increase did not cover the full amount requested by THVFD.

B. ACC

David Tappe reported that two ACC meetings had occurred since the last Board meeting. Final approvals were granted for a new residence on Lot 38 and a garage project on Lot 75. Preliminary approvals were granted for a pool remodel on Lot 13 and a casita on Lot 167.

The ACC proposed revisions to Addendum A addressing notice to neighbors and retention of electronic plans. These were scheduled for discussion under New Business.

The next ACC meeting had been rescheduled from August 11 to September 8, 2026.

C. Environmental

Paul O'Connor reported on coordination with the Maricopa County Department of Transportation concerning road-project schedules, utility relocation, water shutoffs, and

berms affecting potential flooding. Paving was reported as planned to begin in summer 2027 and be completed by summer 2028. The completed Deer Trail section was described as the prototype for the remaining roads. Tom Herrmann, from MCDOT, reported that Tonto Hills' ground was unusually hard and they have done some extraordinary things to keep the project on track.

Tammy Seymour questioned about the water line replacement and whether the older water lines were being tested. There was also discussion concerning the patching of the roads where the chip seal had been damaged by utility work. Tom Palmer questioned the repaving of Deer Trail in the next two years. Nancy Nelson stated that earlier plans had excluded repaving of the prototype section as well as Old Mine through the business area. Paul O'Connor agreed to seek clarification from Tom Herrmann about repaving plans and interim road repairs.

D. Landscaping and Fire Mitigation

Chris Prentice reported that Victor had completed routine monthly maintenance and that no additional work had been necessary.

Amy Kent asked about vegetation on Desert Mountain property along Cave Creek Road. Robyn Baker recalled that Desert Mountain had permitted residents to clear the area with advance notification. Residents wishing to do so should contact THVFD, which has the Desert Mountain contact information. Further discussion addressed concerns about the property owner's responsibility for clearing the strip. Amy Kent suggested reaching out to the Scottsdale Fire Department. Robyn Baker noted that this was attempted in the past and Scottsdale Fire Department deferred this request to Desert Mountain.

E. THVFD and Firewise

Rick Holasek reported that this was the fifth year of Firewise certification and that a comprehensive reassessment was required. State representatives were expected to visit in approximately two weeks. Residents' brush clearing work and hours remained important to annual reporting.

THVFD had added volunteers and continued fundraising for a new or nearly new brush truck. A new truck was estimated at approximately $200,000. Purchase and financing options were under discussion, including the need for a single-cab vehicle that would fit the firehouse. The existing truck, on permanent loan from the Forest Service, remained operational but had required repairs. The side-by-side vehicle was performing well. No purchase or financing decision was made.

F. DWID

Stacy Holland reported that water-system work was progressing as planned. Standpipe matters continued to be discussed between DWID and THVFD and were expected to be considered at the August 22nd planning meeting.

Joe Harrison asked about the Arizona Water Banking Authority, possible Colorado River shortages, and access to banked water. The discussion included a reported policy concerning use of banked water to address shortages. Nancy Nelson recommended consulting DWID minutes or attending its meetings for specific information. A community explanation of water banking and shortage planning was requested. Stacy Holland agreed to raise these questions as well as the testing of old water lines with DWID.

VII. Old Business

A. Policies and Procedures Update
Nancy Nelson summarized proposed revisions to officer responsibilities, handling of checks, liaison duties, and email forwarding. Liaisons were asked to add practical instructions and resources for someone new to each role. Sue Kolb was working with the webmaster to update email aliases and forwarding to reflect current officers. Board members were asked to review the circulated redline before a vote at the next meeting. No revisions were approved at this meeting.

B. Addition of New Standpipes and Responsibility for Standpipe Repairs
Standpipe installation and upgrades remained under coordination between DWID and THVFD. Rick Holasek reported that neighborhood coverage was now very good, although some standpipes still needed replacement or upgrades.

Responsibility for standpipe work remained part of the ongoing discussion between DWID and THVFD. No new allocation of responsibility was approved.

C. Notice for ACC and Board Meetings
Robyn Baker reiterated the intent to endeavor to provide five days' notice of meetings and agendas where possible. She described existing notice periods as three days for Board meetings and 24 hours for ACC meetings. No formal notice-policy amendment was voted on. In response to Tammy Seymour's question concerning open-meeting laws, Robyn Baker stated that THIA was a nonprofit corporation.

VIII. New Business

A. Discuss changes to the Addendum A of the bylaws
Robyn Baker presented two revisions previously approved by the ACC and circulated to the Board:

1. 2E. Preliminary Design Review Notification
Upon commencement of the Preliminary Design Review for any new construction or remodeling project, notification shall be provided to neighboring THIA members through ACC meeting agendas, emails, and meeting minutes. This notification shall inform neighboring members of the proposed projects and provide them with the opportunity to attend ACC meetings, review the full-size engineering drawings required under Paragraph 2 of Addendum A, and provide comments regarding potential impacts to views, privacy, or other relevant considerations for the ACC's review.

2. 5. Construction Authorization
At this time, the owners will provide electronic copies of a full set of the County approved plans and permits to the Committee. This information will be retained by THIA electronically.

Nancy Nelson motioned to accept the revisions as presented. David Tappe seconded the motion. The motion carried with Steve Rensel abstaining.

Following the vote, Tammy Seymour expressed concern that soliciting neighbor input could create delays and questioned individual outreach to neighbors. Robyn Baker

explained that notice would follow existing meeting and agenda practices and that comments did not give THIA authority to impose restrictions absent from the deed restrictions. The discussion clarified that bylaws and Policies and Procedures govern THIA operations and these revisions did not change the DofRs.

B. Letter from ACC concerning lot 186 potential violation of DofRs
Robyn Baker reported that the ACC had referred a wall concern on Lot 186 to the Board after repeated notices to the owner. The wall appeared to encroach onto the neighboring lot or to lie within the side setback. The owner had been asked to attend a site review or provide a survey establishing compliance; the requested information had not been received. The Board approved a motion authorizing Robyn Baker to prepare and send a letter to the owner requesting removal of the wall, with the draft circulated to Board members for review before sending. David Tappe motioned to send a letter to the owner of Lot 186 and Stacy Holland seconded. The motion passed unanimously.

IX. Future Meeting Dates

The next Regular Board Meeting was scheduled for October 28, 2026 at 6:30 pm. An earlier meeting could be scheduled if needed.

X. Adjournment

Sue Kolb motioned to adjourn, and David Tappe seconded the motion. The motion carried. The meeting adjourned at approximately 7:45 pm.

Approved 10/28/26
Sue Kolb, Board Secretary