

Tonto Hills Improvement Association

BOARD OF DIRECTORS MEETING MINUTES February 11, 2026

President: Robyn Baker
Vice President: Nancy Nelson
Treasurer: Jennifer LaLiberte
Secretary: Chris Prentice

- I. Call to Order at 6:36pm
- II. Roll Call
 - A. Present – Robyn Baker, Stacy Holland, Jennifer LaLiberte, Nancy Nelson, Paul O'Connor, Chris Prentice, and David Tappe
 - B. Guests – In person: Ann DiChiara, Joe Harrison, Diana & Dave Hutchinson, Tara Lehman, Denny Maples, Rick Nelson, Keith Pierce, and Steve Rensel
Zoom: Charlie Civer, Bob Swan, Sam Brandt, Richard Grady, Deb Pagel
- III. Opening Remarks - None
- IV. Open Forum – No comments
- V. Consent Agenda Items
 - A. Acceptance of Meeting Agenda of 02/11/2026
 - B. Approval of Meeting Minutes of 01/21/2026
 - C. Approval of Revised Meeting Minutes of 12/3/25 (amend DWID Report)

Chris Prentice motioned to approve all consent agenda items; Stacy Holland 2nd. Motion passed unanimously.
- VI. Reports
 - A. Treasurer
Jennifer LaLiberte reported the only major change in financials since the 1/21/26 meeting is the \$8,000 donation made to the Tonto Hills VFD.
 - B. ACC
David Tappe attended yesterday's ACC meeting where final approval was given for lot 59's remodel. There were some comments on lot 157's casita; the owners will continue to work on the design. The ACC is sending a letter to the owner of lot 186 in response to a complaint they received about an unapproved wall that was built.
 - C. Environmental
Chris Prentice shared Paul O'Connor's updates. Relocation work continues on the water lines and MCDOT has completed pothole repairs throughout the neighborhood. Tom Hermann remains our primary contact at MCDOT.
 - D. Landscaping and Fire Mitigation
Stacy Holland advised the landscapers sprayed for weeds in the past month, including around the mailboxes. The 1st dumpster will be delivered on Monday, March 16th. Other members commented that globe chamomile has been spotted in the neighborhood.
 - E. THVFD and Firewise
Ann DiChiara reminded everyone of the THVFD fundraiser this Saturday at the Spurgin's home. There will be 20 raffle prizes and friends and family are welcome to attend. Almost \$12,000 has been donated already. There is a fire department training session from 7-9am on 2/14. Janet Nevins has joined the VFD as their chaplain. Ms. DiChiara advised residents that fire season has already begun; residents should keep at least a 30-foot clearance around their house as a fire preventative measure. All lots should be cleared of excess brush. A community member asked how much was needed to obtain the fire truck. Ms. DiChiara didn't have the exact number offhand but stated a used truck would cost between \$50,000-\$70,000 and guessed truck fundraising so far this year was about \$20,000. Nancy Nelson added that there was another \$14,248 carried over from last year; the THVFD Budget will be created in May/June for next fiscal year. Several

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community members have been searching for a donated truck where we may only need to pay a reduced rate.

F. DWID

Stacy Holland reported the DWID is trying to schedule installation of the new standpipe on Old Mine and they are aware of a few other standpipes that need repairs.

VII. Old Business

- A. Weed clearing to create a fire break on Cave Creek Road between Deer Trail Rd. and Old Mine Road and from Old Mine to Quail Lane. – Nancy Nelson advised Desert Mountain has previously approved access to their property with advanced notice. Per Ann DiChiara, no organized clean up has been set up through the VFD, but she has yellow vests for volunteers to wear and orange bags for debris that the county will pick up.
- B. The Board continues to work on listing the liaisons' responsibilities to the Policies and Procedures.
- C. Chris Prentice motioned to approve the Candidate Biography, Ballot and Meeting Announcement and 2026 AGM Agenda (with removal of timeline from Agenda); Jennifer LaLiberte 2nd. Motion approved unanimously.
- D. Nancy Nelson provided an update on standpipes. Money is already available to install the standpipe on Old Mine and upgrade the one on Sombrero. The DWID and THVFD are coordinating placement and priority of standpipes. Standpipes can't be installed until the waterlines are moved as part of the road construction project.

VIII. New Business

- A. Jennifer LaLiberte shared the 2026-27 Preliminary Budget, which is based on the current \$225 assessment fee. She noted a few changes from the 2025-26 budget:
 - a. Annual Accounting fee needs to be increased from \$2,900 to \$3,000
 - b. She suggests increasing the estimated transfer fees from \$1,400 to \$1,750 as the fees collected in the past 2 years have been in excess of \$3,000. The additional \$350 in estimated income would be allocated to the \$100 additional accounting fee and the remaining \$250 would go to unanticipated expenses (increase from \$1,400 to \$1,650)

Nancy Nelson shared that the income for 2025-26 is \$66,125, but there have been more transfer fees received than anticipated this year. The total estimated income for 2026-27 with the increased transfer fee estimate is \$67,800. Stacy Holland motioned to approve the Preliminary Budget with the 2 above proposed changes; Chris Prentice 2nd. Motion approved unanimously.

- B. The Board and community members discussed a request from the THVFD to increase the annual assessment fee from \$225 to \$300 in order to provide additional funding to the VFD. Steve Rensel asked how the figure was determined and Nancy Nelson advised that Don Schoonenberg of the THVFD provided an analysis in the THVFD letter that will be included when the ballot measure is sent out. THVFD expenses (insurance, equipment, maintenance, gas, technical gear for the firefighters) have increased substantially over the years and the Board has held the donation at \$8,000 for at least 5 years. Jennifer LaLiberte thanked Ann DiChiara for her substantial fundraising efforts, as well as those who helped secure raffle prizes. Nancy Nelson clarified that the removal of 2 old trucks from the insurance offset the increase in premium for the new side-by-side. Ann DiChiara noted it costs \$1,000 to provide gear for a single firefighter; THVFD members are currently wearing used gear donated by the National Fire Service.

Attendees debated whether it would be better for residents to make donations directly to the THVFD vs. increasing the assessment fee. Diana Hutchinsom stated that increasing the assessment fee will help guarantee the THVFD can meet their fixed costs. Fundraising efforts should support capital improvements like a new truck. If the increased fee passes at the AGM, the Board will increase its annual donation to the THVFD from \$8,000 to \$16,725. Lot owners would not be able to take a federal/state income tax

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deduction for the portion of the assessment fee that the THIA donates to the fire department. The ballot measure to increase the THIA Assessment Fee must be approved by more than 50% of the voters in order to go into effect.

- C. Robyn Baker shared that Sam Miedema resigned from the ACC yesterday. The ACC is not replacing her since there is only 1 more meeting before the election.

IX. Future Meeting Dates

- A. Annual General Meeting on 03/25/2026

- X. Jennifer LaLiberte motioned to adjourn meeting at 7:20pm; Paul O'Connor 2nd.

Approved 4/15/2026
Chris Prentice, Board Secretary

V2 Rev 4-3-26