

# Tonto Hills Improvement Association

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

## BOARD OF DIRECTORS MEETING MINUTES

April, 15, 2026

- I. Call to Order 6:30
- II. Roll Call
  - A. Present - Robyn Baker, Steve Rensel, Chris Prentice, Sue Kolb, Nancy Nelson, David Tappe, Stacy Holland, Jennifer LaLiberte (Zoom), Paul O'Connor (Zoom)
  - B. Guests (via Zoom) – Suzy and Steve Myers, Sam Brandt, Rick Nelson, Diana Cole, Nick Tilley
  - C. Guests (in person): Merrilee Edwards, Ann DiChiara, Joe Harrison, Mike Kolb
- III. Election of Officers and Liaisons
  - A. Officers

President - Nancy Nelson nominated Robyn Baker, Steve Rensel nominated himself – no 2<sup>nd</sup> motion, back to Nancy Nelson's nomination of Robyn Baker; David Tappe 2<sup>nd</sup> 7 in favor; 1 against; Motion passed.

Vice President – Robyn Baker nominated Nancy Nelson; Chris Prentice 2<sup>nd</sup> 7 in favor; 1 against; Motion passed.

Secretary – Stacy Holland nominated Chris Prentice; Chris Prentice declines; Chris Prentice nominated Sue Kolb; Jennifer LaLiberte 2<sup>nd</sup> 7 in favor; 1 against; Motion passed.

Treasurer – Nancy Nelson nominated Jennifer LaLiberte; Robyn Baker 2<sup>nd</sup> All in favor; Motion passed.
  - B. Liaisons

ACC – Nancy Nelson nominated David Tappe; Robyn Baker 2<sup>nd</sup> All in favor; Motion passed.

Landscaping/Fire Mitigation – Jennifer LaLiberte nominated Chris Prentice; Robyn Baker 2<sup>nd</sup> All in favor; Motion passed.

Environmental – Robyn Baker nominated Paul O'Connor; Chris Prentice 2<sup>nd</sup> All in favor; Motion passed.

THVFD - Robyn Baker made a motion for the Board to appoint community member Merrilee Edwards as the THVFD liaison; All in favor; Motion passed.

DWID – Nancy Nelson nominated Stacy Holland; Jennifer LaLiberte 2<sup>nd</sup> All in favor; Motion passed.

C. Agreement to Abide by Code of Conduct

- a. Stacy Holland, David Tappe, Nancy Nelson, Sue Kolb, Chris Prentice, Robyn Baker, Jennifer LaLiberte, and Paul O'Connor all verbally agreed to abide by the THIA Code of Conduct.
- b. Steve Rensel will abide by Steve Rensel's code which he stated exceeds the THIA's Code of Conduct.

IV. Opening Remarks

- A. Litigation update – No changes since the update provided at the AGM.  
Westhoff, et. al. v. Rent-Sell LLC: We continue to wait for a decision from the appeals court.  
Rent-Sell Real Estate, LLC countersuit v. THIA, Westhoff, et. al.: Details of the settlement agreement are being worked out.

V. Open Forum –

Robyn Baker invited residents to address the board as well as to be mindful of the two-minute limit.

- A. Ann DiChiara announced the upcoming THVFD Bingo fundraiser scheduled for April 16, 2026 from 3:00 to 5:00 p.m.
- B. Nancy Nelson shared that an ABC15 feature highlighting Tonto Hills and the community Kachina had recently aired, helping educate viewers about the Kachina's history and significance.

VI. Consent Agenda Items:

- A. Acceptance of Meeting Agenda of 04/15/26 with correction to the listed date
- B. Approval of Meeting Minutes of 02/11/26 with update to attendee list
- C. Approval of the Draft Annual Membership Meeting Minutes of March 25, 2026

Nancy Nelson motioned to accept all; Stacy Holland 2<sup>nd</sup> Motion passed.

VII. Reports:

- A. Treasurer – Jennifer LaLiberte presented the March Financial statements and year-end financial report. Total operating income (excluding standpipe carryover funds) was \$55,618, while total operating expenses (including standpipe expenditures) were \$63,499, resulting in a net operating loss of \$7,880. Because standpipe carryover funds were not recorded as operating revenue, the Association remained approximately \$2,625 under budget after accounting for those expenditures. Jennifer stated that Deb Swecker confirmed that the March financial statements represented the final report for the fiscal year. Jennifer also reported a savings account balance of \$79,474, a checking account balance of \$32,461, and total liabilities and equity of \$110,588.
- B. ACC – David Tappe reported that the ACC held one meeting since the AGM. Mike Kolb was elected Chairman and Rick Nelson was elected as Secretary. No architectural applications required review. The ACC discussed document retention language for inclusion in the Policies and Procedures. The next ACC meeting was scheduled for May 12, 2026.
- C. Environmental – Paul O'Connor reported that the waterline relocation work remained in progress.
- D. Landscaping and Fire Mitigation – Stacy Holland reported that the landscaping maintenance continued satisfactorily. Five community dumpsters were utilized during this year's fire mitigation program, leaving a modest budget surplus. Robyn Baker expressed appreciation to the residents who helped to cut up the debris that was not properly prepared for disposal.

- E. THVFD and Firewise – Nancy Nelson reported that \$32,850 from recent fundraising efforts had been transferred into a Fidelity interest bearing account designated for the future purchase of a fire truck. The THVFD's checking account balance was approximately \$8,500. With insurance premiums coming due, money will be moved from the savings account, currently at \$13,400, to pay the insurance premiums. Ann DiChiara noted that the base of the kachina needs to be re-painted. She checked the pricing and types of paint, will purchase what is needed from the bingo proceeds.
- F. DWID – Stacy Holland summarized recent DWID activities including water meter replacements, new customer connections, standpipe installations, water system repairs, and upcoming infrastructure work associated with the Maricopa County paving project.

The Board also discussed responsibility for funding new versus replacement standpipes. Historically, THIA has funded new standpipes and transferred ownership to the DWID. The Board agreed additional clarification with the DWID was necessary regarding future maintenance and replacement responsibilities. It was noted that this topic would be discussed later during "Old Business."

Chris Prentice voiced concern as to how residents are being notified about water being shut-off during the water-line project. Stacy stated that there will be a three-day notice with a physical note on the door.

#### VIII. Old Business

##### A. Weed Clearing for Fire Break

Robyn Baker reported that Desert Mountain had granted permission for vegetation clearing between Deer Trail and Old Mine and between Old Mine and Quail Lane. The item is closed, will be removed from further discussion.

##### B. Policies and Procedures

The Board continued its review of the Association's Policies and Procedures, including revisions to officer and liaison responsibilities. An updated draft will be circulated for Board review before the next meeting.

##### C. Standpipes

The Board discussed the need for additional standpipes, the condition of several existing standpipes, and the distinction between funding new installations versus maintaining or replacing existing standpipes. The THVFD will continue evaluating standpipe conditions to assist with future planning and budgeting, as well as coordinate with the THDWID.

#### IX. New Business

##### A. Preliminary 2026-2027 Budget

Jennifer LaLiberte presented a revised preliminary budget reflecting the approved assessment increase. Discussion included standpipe carryover funding, future THVFD budget needs, and clarification of the DWID's responsibility for standpipe replacement costs.

Nick Tilley questioned if the DWID is not willing to pay for or donate new standpipes. The board discussed the complicated concept of new versus replacement versus maintenance and what the DWID would be willing to or would be responsible to pay.

Stacy Holland motions to approve the preliminary 2026-2027 budget as preliminary but subject to necessary changes. David Tappe 2<sup>nd</sup>. Motion passed unanimously.

B. Notice of Meetings

The Board discussed methods to provide additional advance notice of ACC and Board meetings, including supplementing email notifications with additional community reminders. The Board will review language in the bylaws as well as add this item to the next ACC agenda for discussion.

C. Responsibility for Standpipe Repairs

The Board discussed the need for a full picture of the standpipe situation such as how many need to be replaced, how many new need to be installed, how many need maintenance, and what is the cost. It was decided that the DWID liaison will present the THIA's request for information at the next DWID meeting and the THVFD liaison will present the THIA's request to the THVFD.

X. Future Meeting Dates

- A. The next Board meeting will be on June 10, 2026 at 6:30 p.m.

XI. Adjournment

- A. Steve Rensel motioned to adjourn at 7:33pm; Jennifer LaLiberte 2<sup>nd</sup>. Motion approved unanimously.

Approved 08/05/2026

Sue Kolb, Board Secretary