

Tonto Hills Improvement Association

BOARD OF DIRECTORS MEETING MINUTES June 17, 2026 Via Zoom Only

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

I. Call to Order at 6:31pm

II. Roll Call

A. Present – Robyn Baker, Steve Rensel, Chris Prentice, Nancy Nelson, David Tappe, Jennifer La Liberte

B. Guests – Kris and Don Schoonenberg, Sam and Sammy Brandt, Deb and Rich Pagel, Bork, Jackie Hoagland

III. Opening Remarks

Robyn Baker welcomed the Board members and residents in attendance and noted that the primary purpose of the meeting was to review the revised 2026-2027 operating budget following approval of the Association's assessment increase.

Litigation Update:

A. Westhoff et al. vs. Rent-Sell, LLC: There is no update. We continue to wait for the appeals court decision.

B. Rent-Sell Real Estate LLC vs. THIA, Westhoff et al.: There is no new update. The settlement agreement resulting from the mediation is in progress.

IV. Open Forum

Steve Rensel requested that the Board consider placing discussion of Maricopa County case information associated with Raven's View on a future meeting agenda. Mr. Rensel expressed concerns regarding development documentation, permits, and previous Board responses to requests for records.

No additional public comments were offered.

V. Consent Agenda Items

Robyn Baker noted that approval of the previous meeting minutes would be deferred due to personal emergencies affecting their preparation.

A. Acceptance of Meeting Agenda of 06/17/26

Nancy Nelson motioned to approve the June 17, 2026 Meeting Agenda and Chris Prentice seconded the motion. Motion approved unanimously.

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VI. Reports

A. Treasurer

Jennifer LaLiberte reported that the Association's operating account balance had increased approximately \$68,000 at the end of May to approximately \$81,954 as annual assessments continue to be received.

Also, a prior reimbursement of legal fees temporarily resulted in a negative balance within the legal expense item, however an additional legal payment of approximately \$4,200 had recently been issued as was not yet reflected in the financial statements.

Discussion of the revised operating budget was deferred until Old Business.

B. ACC

ACC Meeting: David Tappe reported that two ACC meetings had been held since the previous Board meeting.

There were no new property or new construction reviews but approval was given to Lot 160 to proceed with the PERC test for a new build. Lot 38 expected permits within a week but was advised to wait for formal approval from the ACC before beginning new construction. A special ACC meeting was scheduled to accommodate this.

Concern was raised in regard to the impact of a prior new build on the privacy and blocked views of a neighboring property. Discussion ensued in giving consideration to these types of issues in future new build reviews.

The ACC agreed to request full sets of formal permitted electronic plans for the retention process and for building projects. All hard copies would be returned to the owners once the review process is complete.

The ACC discussed drafting a letter for the Board to consider follow-up action to the owner of the property and the lack of response concerning a wall placement and neighboring properties.

The next regular ACC meeting is tentatively scheduled for July 14, 2026.

C. Environmental

Robyn Baker reported that a sub-contractor broke a water line on Blue Wash near Tonto resulting in a water shut-off for several homes for several hours.

Concern with how dirt is maintained on the sides of the roads has been discussed with Tom Hermann. The County is to provide a plan for monsoon season when the plan is ready for public consumption.

D. Landscaping and Fire Mitigation

Victor continues to maintain the common areas satisfactorily. However, a recent power outage had temporarily affected the entrance lighting timers. The issue has been corrected and the entrance lighting is functioning properly.

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E. THVFD and Firewise

Nancy Nelson provided the THVFD Firewise report reminding residents to report hours of vegetation clearing activities as well as any dumpster usage for property clearing in order to support the community's fire mitigation as well as Firewise certification efforts.

Nancy reported that grant applications for future Fire Department equipment remained in progress. Approximately \$45,000 remained in the fire truck fund and additional Association funding might be requested later in the year for routine operating expenses.

F. DWID

Nancy Nelson summarized the most recent DWID meeting where Jeff Frazey presented a detailed review of the events surrounding the recent water tank incident. Multiple contributing factors were identified and corrective measures were being implemented to reduce the likelihood of similar incidents in the future.

VII. Old Business

A. Policies and Procedures Update

The Board continued its review of updates to liaison responsibilities in the Association's Policies and Procedures. The Board agreed to continue reviewing the proposed revisions and revisit the matter at a future meeting.

B. Addition of New Standpipes

The Board continued its discussion regarding future standpipe installation, inspection, and replacement priorities. Nancy Nelson reported that future certified operators remained fully occupied with the current water utility improvement project, delaying installation of additional standpipes.

Don Schoonenberg provided an update on the Volunteer Fire Department's inspection of approximately twenty standpipes. He reported that one older standpipe was no longer operational and would likely require replacement rather than repair. Several older standpipes remained functional but did not meet current standards. Additional locations had been identified where future standpipe installations might be beneficial. Repair and replacement priorities were being developed in coordination with the DWID and Jeff Frazey. He also indicated that major repairs or installation of additional standpipes would likely not occur until 2027.

C. Revision of the 2026-27 Operating Budget

Jennifer LaLiberte presented the revised operating budget reflecting the recently approved assessment increase. The budget revisions included updated carry-forward balances for standpipe funding, adjustments to projected transfer fee income, reduced legal expense projections based upon current activity, and continued allocation of approximately \$10,000 for future standpipe related needs.

Nancy Nelson motioned to approve the revised 2026-2027 Operating Budget and Chris Prentice seconded the motion. Motion approved unanimously.

D. Notice for ACC and Board Meetings

Discussion regarding increasing the amount of advance notice provided to the membership before ACC and Board meetings was deferred for further review in order to add clarifying language concerning the current notice of three days which will add a

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caveat of endeavoring to provide as many as 5 days advance notice but no fewer than the current three days.

E. Responsibility for Standpipe Repairs

The Board discussed whether future replacement of standpipes should remain the responsibility of the THIA or the DWID.

The matter will remain on a future agenda pending additional clarification from the DWID

VIII. New Business

No new business was presented.

IX. Future Meeting Dates

The next Special Meeting of the Board of Directors was scheduled for Tuesday, June 23, 2026, for the purpose of considering the proposed settlement agreement.

The Board also noted that the next Regular Board Meeting is scheduled for August 5, 2026.

X. Adjournment

Robyn Baker motioned to adjourn the meeting at 7:14 p.m. Nancy Nelson seconded the motion. Motion approved unanimously.

Approved 08/05/2026
Sue Kolb, Board Secretary