

**Tonto Hills  
Improvement Association**

President: Robyn Baker  
Vice President: Nancy Nelson  
Treasurer: Jennifer Laliberte  
Secretary: Christine Prentice

**ACC Meeting 19 November, 2025**

**I. Call to Order**

The ACC meeting was held on November 19th, 2025. Mark Laliberte called the meeting to order at 6:30 PM. Committee members present; Robyn Baker, Gil Stedman, Samantha Miedema via Zoom; Mark Laliberte, and Rick Nelson.

Community members present or via ZOOM; Stan & Kai Zdeb with Dan Vasily, David & Amanda Wolfe, Stacy Holland, Sam & Sammy Brandt, David Tappe, Raelene Milne, Tom Miedema, Nick Tilley, Charlie Civer, Kris & Nina Kiriazov, Steve Rensel, David & Diana Hutchison, Tara Laman, Joe Harrison, Julie Grahmann, Nancy Nelson, Bork

**II. Opening Comments**

Mark Laliberte said he had no opening comment. He asked if members wished to speak.

Steve Rensel inquired again about previous claims of various Board members violating the DofR. He then asked about Lot 195 and claimed the pool was not permitted. He also asked to have documents pertaining to permits of Raven's View. He said he still has not received information requested through his attorney. As well as all the permits and approvals from the county and the association. In response, Robyn Baker stated any documents pertaining to Ravens View are the subject of litigation and are handled by Counsel.

Nick Tilley wanted to know why a community eblast was not sent to the Holland's, Lot 195 owners, for unauthorized construction. He read the notice that was sent to the community concerning the unauthorized construction of his home on Lot 54. He referenced the November 2022 ACC minutes and member communication. Robyn Baker pointed out that the cases were completely different. Lot 195 immediately stopped work when notified. Lot 54 ignored repeated notifications and did not stop work until a legal letter was sent.

**III. Approval of Consent Agenda**

Gil Stedman moved to approve the agenda as published, Rick Nelson 2nd, motion passed 5-0.

Robyn Baker moved to approve the ACC's 16 July 2025 meeting minutes, Gil Stedman 2nd motion passed 5-0.

**IV. Old Business**

None

**V. New Business**

**Lot 75 New Garage - Preliminary Design Review** - Dan Vasily, the contractor for the Zdeb's provided preliminary site plan for a new garage on Lot 75. All setbacks are within DofR requirements. He was told she could proceed with the design process toward preliminary approval.

**Lot 195 Outdoor Addition - Preliminary Design Review and Formal Complaint** - Stacy Holland provided initial site plan for a bathroom addition by the pool. All setbacks are within DofR requirements. She was told he could proceed with the design process toward preliminary approval.

**Lot 38 New Residence Pre-Design Meeting** - Amanda Wolfe plans new home with barn and corral on Lot 38. She said the County had approved designating Blue Wash Rd as the address and front of the lot. She wanted to make sure a barn/corral located in the back half of the property was ok. She was directed to the form on Addendum A to complete for preliminary approval when the site plane was complete.

## **VII. Adjourn**

Mark Laliberte moved to adjourn the meeting, Rick Nelson 2nd, motion passed 5-0.

Next meeting 17 December 2025.