

Tonto Hills Improvement Association

President: Robyn Baker
Vice President: Nancy Nelson
Treasurer: Kathleen Kuchta
Secretary: Christine Prentice

ACC Meeting 16 July 2024

I. Call to Order

The ACC meeting was held on July 27th 2024. Mark Laliberte called the meeting to order at 6:30 PM. Committee members present; Mark Laliberte , Robyn Baker, Gil Stedman, Dave DiSanto, and Wendy Crenshaw, via ZOOM Rick Nelson and David Tappe. Community members present: Charlie Civer, Michael Nowak, via ZOOM Tim Brown and Mark Biliak.

II. Opening Comments

Mark Laliberte made no opening comment and there were no members' comments.

III. Approval of Consent Agenda

Robyn Baker moved to accept the agenda and July Meeting minutes, Gil Stedman 2nd, the motion passed 6-0-0.

IV. Old Business

Pre-Design Meeting Lot 159 - The large format plans of the remodel design were reviewed. The site plan setbacks were adjusted and now meet DofR requirements. All retaining walls are less than 6 feet high. The Committee discussed concerns of the building height. While there are no height requirements specified in the DofRs, the Committee guideline for height is 26 feet based on reviews of past designs. The County limit is 30 feet. However, this is a pre-existing one story residence and the original ridge height is 27 feet. Mark Laliberte moved to approve the plans and proceed to permit submittal, Rick Nelson 2nd, motion passed 6-0.

Final Review Lot 76 New Residence - Mr. Boxberger submitted additional plans which continued to show retaining wall heights well above 6 feet. The Committee again declined to approve the design.

Pre-Submittal Meeting Lot 109 - Michael Novak provided additional site plans for the new residence. Side and front setbacks were a few feet outside of the setback. Mr Nowak will adjust the setbacks to meet DofR requirements. The initial retaining wall height was above 6 feet but will be adjusted by raising the finished grade.

V. New Business

None

VI Adjourn

Rick Nelson moved to adjourn, Robyn Baker 2nd, motion passed 6-0.

Next meeting is scheduled for 26 August 2024.