

# Tonto Hills Improvement Association

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

## ACC Meeting 18 June 2024

### I. Call to Order

The ACC meeting was held on June 18th 2024. Mark Laliberte called the meeting to order at 6:30 PM. Committee members present; Gil Stedman, Robyn Baker, Mark Laliberte, Wendy Crenshaw, via ZOOM Rick Nelson and David Tappe. Dave DiSanto was absent. Members present: Tara Laman, Tammy Seymour, Charlie Civer, Sam Gibbs, Andy Dodd, Taylor Roberts, Steve Rensel via ZOOM Nancy Nelson, BORK, Lot 54. Guests were Vern Haugen, and Julie Skrie.

### II. Opening Comments

Mark Laliberte had no opening comment and there were no members comments.

### III. Approval of Consent Agenda

Robyn Baker moved to accept the meeting agenda, Gil Stedman 2nd, the motion passed 5-0-1.

Wendy Crenshaw moved to accept the May minutes, Mark Laliberte 2nd, the motion passed 5-0-1.

### IV. Old Business

**Pre-Permit Meeting Lot 159** - This item was tabled until the next meeting at the request of Mr. Biliak's, architect Mr. Brown.

**Final Review Lot 76 New Residence** - The Committee reviewed the large format files provided by Mr. Boxberger. Neither he nor his architect were present. All DofR setback, floor / building heights and grading and drainage requirements have been met. The retaining wall for the driveway exceeds the 6' height limitation and does not meet DofR requirements. This was identified as an issue at the 27 December 2023 ACC meeting. Thus, Committee declined to give final approval. Mr. Boxberger will be contacted and instructed to lower the retaining wall height to comply with the DofR. It is suggested that a set of step-back walls be used to lower current wall height plan.

**Final Review Lot 58 New Detached Garage** - The Committee reviewed the County's approved plans and all DofR requirements have been met. Wendy Crenshaw moved to approve, Mark Laliberte 2nd 4-0-2 with Gil Stedman recused.

**Pre Design Meeting Lot 186 New Residence** - The Committee reviewed the concept design provided. All set-back and height requirements were met. Perc test approval was granted. Robyn Baker moved to recommend moving to the preliminary design, Gil Stedman 2nd, 5-0-1.

**Preliminary Submittal Meeting Lot 77 New Residence** - The Committee reviewed the design concept provided. All set-back and height requirements were met. Mr. Gibbs requested approval to conduct a perc test. Robyn Baker moved to recommend moving to the preliminary design phase, Gil Stedman 2nd, 5-0-1. Mark Laliberte moved to approve a perc test, Robyn Baker 2nd 5-0-1.

Mark Laliberte moved to approve the submittal and take the design forward to the County submittal stage, Rick Nelson 2nd, 5-0-1.

**Lot Clearing Guidelines** - The Committee reviewed the final draft of the lot clearing guidelines to be added to Addendum A based on Maricopa County regulations. Mark Laliberte moved to forward the draft to the THIA Board recommending approval, Gil Stedman 2nd 5-0-1.

## **V. New Business**

**Commercial Building Design and Use Requirements Discussion** - Mr. Vern Haugen of VWH Development LLC presented a use concept in the commercial section of Tonto Hills. VWH Development is in discussion over the purchase of unbuilt commercial lots. Mr. Haugen described "motor vault garage" ownership condominiums to house luxury cars and include amenities added by owners. He was seeking thoughts on the concept. The Committee will need additional conversations and details on the concept before any decision is made. It was suggested that he present his concept to the community and discuss all the impacts with the Committee and THIA BoD.

Initial feedback was that noise, height and aesthetics need to be considered, as these lots are at the entrance to the community. Concerns were also raised about water supply. Mr. Haugen replied there is very low monthly water usage, as toilet rooms and car wash are in common areas. He stated that he would engage an architect and work with the ACC on aesthetics.

## **VII Adjourn**

Mark Laliberte moved to adjourn, Rick Nelson 2nd, motion passed 5-0-1.  
Next meeting is scheduled for 16 July 2024.