

# Tonto Hills Improvement Association

President: Robyn Baker  
Vice President: Nancy Nelson  
Treasurer: Kathleen Kuchta  
Secretary: Diana Cole

## ACC Meeting 19 March 2024

### I. Call to Order

The ACC meeting was held on March 19th, 2024. Mark Laliberte called the meeting to order at 6:30 PM. Committee members present; Dave DiSanto, Robyn Baker, Jim Gibbs, Rick Nelson. Gil Stedman, and Mark Laliberte. Members present were: Stan Zdeb, Dan Vasily (general contractor for Lot 180), Merrilee Edwards and Chuck Stultz, Sam Gibbs, And Don Shoonenberg, present via ZOOM: Nancy Nelson, David Tappe, Charlie Civer and BORK.

### II. Opening Comments

Mark had no opening comments and asked if members wished to address the Committee. Charlie Civer suggested efforts be taken to improve the fire break along Cave Creek Road. He suggested contacting our Maricopa County Supervisor, Thomas Galvin, working with Desert Mountain, utilizing the THVFD and Fire Wise project to improve the fire break. Don Shoonenberg said he would take the suggestion to THVFD.

### III. Approval of Consent Agenda

Rick Nelson moved to accept the meeting agenda as published, Robyn Baker 2nd, the motion passed 6-0  
Robyn Baker moved to accept the December minutes, Jim Gibbs 2nd, the motion passed 6-0.

### IV. Old Business

**Construction Site Fire Safety Rules** - The Committee reviewed the draft set of construction site fire safety rules suggested by Jim and Sam Gibbs. These rules are nationally recognized as common sense fire safety around construction sites. The rules will be integrated into the Addendum A of the Bylaws and the ACC will recommend approval by the THIA Board.

**Lot 58 Final Review, Garage** - Tabled.

**Lot 76 Final Review, New residence**- Tabled.

**Lot 180 Preliminary Review of Casita** - The owners of Lot 180 presented preliminary plans for a casita.. It will be placed within all set-backs. A plan showing the elevation actions will be provided. The owners were given approval to submit to the county for permits.

### VII Adjourn

Mark Laliberte moved to adjourn, Rick Nelson 2nd, motion passed 6-0.

Next meeting is scheduled for 23 April 2024.

VIII Executive Session (If necessary) - None.