

Tonto Hills Improvement Association

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

ACC Meeting 20 January, 2025

I. Call to Order

The ACC meeting was held on January 20th 2025. Mark Laliberte called the meeting to order at 6:30 PM. Committee members present; Mark Laliberte, Gil Stedman, Robyn Baker, and Rick Nelson via ZOOM, Dave DiSanto and Wendy Crenshaw were absent. Community members present / via ZOOM; Sam Brandt, Charlie Civer, George Drazek, Richard Grady, Kim Holland, Tom Miedema, Brian & Raelene Milne, Nancy Nelson, Tim Ozorio & Melissa Hayek, Steve Rensel, David Tappe, Robert Tattle, Lee Walters w/ Dan Vasily, Bork.

II. Opening Comments

Mark Laliberte had no opening comment and asked for member comments. Steve Rensel made comments and suggestions on how the ACC could better conduct business. He was particularly concerned about liability issues. Robert Tattle asked if the ACC procedures were being followed and if not that they should be updated.

III. Approval of Consent Agenda

Rick Nelson moved to approve the agenda as published, Gil Stedman 2nd, the motion passed 4-0-2.

Robyn Baker moved to accept the December ACC Minutes, Gil Stedman 2nd, motion passed 4-0-2

IV. Old Business

Lot 196 - Driveway extension - The owners of Lot 196 received approval to extend the driveway at the November 2024 meeting. No structure was to be added, just a flattening of the dirt and removal of the shrubs to create a way to turn a car around since the driveway is so narrow. The excavation of the extension was much larger than the description and required County permits, which were not obtained. The ACC received numerous complaints from neighbors concerning the project concerning erosion, views, and parking.

The owner stated a civil engineer had been engaged, and applications for County permits were submitted. The owners also addressed neighbor concerns, taking steps to minimize short and long term erosion, agreed to plant trees on the perimeter of the lot to shield the view of parked vehicles and minimize the timeframe vehicles would be park on site. The neighboring property owners present accepted these mitigating actions..

V. New Business

Lot 191 Casita Preliminary Review - Lee Walter and his builder Dan Vasily provided a preliminary site and grading and drainage plans for the proposed structure. All DoR requirements regarding setbacks and building height were met. Robyn Baker moved to approved the project for further plan refinement, Gil Stedman 2nd, motion passed 4-0-2.

VI. Adjourn

Robyn Baker moved to adjourn, Mark Laliberte 2nd, motion passed 4-0-2.