

Tonto Hills Improvement Association

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

ACC Meeting 21 May 2024

I. Call to Order

The ACC meeting was held on May 21st, 2024. Gil Stedman called the meeting to order at 6:30 PM. Committee members present; Gil Stedman, Dave DiSanto, Robyn Baker, and Wendy Crenshaw, via ZOOM Rick Nelson and David Tappe. Mark Laliberte was absent. Members present: Charlie Civer, Sam Gibbs, Maggie Gibbs, Andy Dodd, Stacy Holland, via ZOOM Nancy Nelson, Robert Taylor, Deb Pagel, and The Tilley's.

II. Opening Comments

Gil Stedman made no opening comment and there were no members comments.

III. Approval of Consent Agenda

Robyn Baker moved to add Lot 77 Pre-design item to the agenda and accept the meeting agenda, Dave DiSanto 2nd, the motion passed 4-0-2.

Rick Nelson moved to accept the April minutes, Robyn Baker 2nd, the motion passed 4-0-2.

IV. Old Business

Election of Committee Officer - Rick Nelson nominated Mark Laliberte as Committee Chairperson, Dave DiSanto 2nd the motion passed 4-0-2.

Pre-Design Meeting Lot 159 - This item was tabled. Neither the owner, Mr. Biliak, nor his architect Mr. Brown were present. The plans submitted electronically did not provide enough detail and resolution to review them. The parties will be contacted and requested to provide large format plans of the grading and drainage, building section drawings and identification of existing and new portions of the structures.

Final Review Lot 76 New Residence - This item was tabled. Mr. Boxberger nor his architect were present. The plans submitted electronically did not provide enough detail and resolution to review them. Mr. Boxberger will be contacted and, as requested previously, asked to provide large format plans of the grading and drainage, building section drawings and location and heights of retaining walls.

V. New Business

Lot Clearing Guidelines - The Committee discussed adding lot clearing guidelines to Addendum A based on Maricopa County regulations. Rick Nelson drafted suggested language for incorporation into Addendum A. The Committee will review the draft before forwarding to the THIA Board.

Pre-Design Meeting Lot 77 - Sam and Maggie Gibbs provided initial concept plans for the new residence. The Committee answered their questions and voiced no concerns with the presentation. The Gibb's will provide finished floor elevations and grading and drainage plans at the next meeting. They were given approval to conduct a perc test in accordance with Addendum A of the Bylaws.

VII Adjourn

Rick Nelson moved to adjourn, Dave DiSanto 2nd, motion passed 5-0-1.

Next meeting is scheduled for 18 June 2024.