

Tonto Hills Improvement Association

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

ACC Meeting 23 April 2024

I. Call to Order

The ACC meeting was held on April 23rd, 2024. Dave DiSanto called the meeting to order at 6:30 PM. Committee members present; Dave DiSanto, Robyn Baker, Jim Gibbs, Rick Nelson, Gil Stedman, and Wendy Crenshaw. Members present were: Charlie Civer, Sam Gibbs, and George Taylor. Present via ZOOM: Nancy Nelson, Sam Brandt, Mark Biliak, Timothy Brown (Architect), David Tappe, and BORK.

II. Opening Comments

There were no opening comments made by the Committee and no members wished to address the Committee.

III. Approval of Consent Agenda

Rick Nelson moved to accept the meeting agenda as published, Gil Stedman 2nd, the motion passed 4-0-2. Rick Nelson moved to accept the March minutes, Robyn Baker 2nd, the motion passed 4-0-2.

IV. Old Business

Election of Committee Officers - Rick Nelson nominated Dave DiSanto as Committee Chairperson, Robyn Baker 2nd the motion passed 4-0-2. Robyn Baker nominated Rick Nelson as Committee Secretary, Gil Stedman 2nd the motion passed 4-0-2.

Declaration to Adhere to the THIA Code of Conduct (Section 14 THIA Policies and Procedures)

All Committee members declared they would follow the THIA Code of Conduct.

Pre-Design Meeting Lot 159 - Mr. Timothy Brown, architect for a remodel proposed in lot 159, asked for clarification of ACC design requirements and procedures such as setbacks and building heights. The Committee explained the setback requirements of corner lots and told Mr. Brown that a response to the building height would be provided.

Final Review Lot 76 New Residence - Owner has yet to receive permits from the County. Item tabled until next meeting.

V. New Business

Fire Safety Rules - The Committee discussed the inclusion of Fire Safety Rules on construction sites into Addendum A of the Bylaws. 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 Clearing Guidelines - Discuss on adding lot clearing guidelines to Addendum A. Rick Nelson draft suggested language using County regulations for incorporation into Addendum A. The Committee will review the draft at the next meeting and forward to the THIA Board.

VII Adjourn

Rick Nelson moved to adjourn, Robyn Baker 2nd, motion passed 5-0-1. Next meeting is scheduled for 21 May 2024.