

Tonto Hills Improvement Association

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

ACC Meeting 27 August, 2024

I. Call to Order

The ACC meeting was held on August 27th 2024. Mark Laliberte called the meeting to order at 6:30 PM. Committee members present; Mark Laliberte, Robyn Baker, Gil Stedman, Dave DiSanto, Wendy Crenshaw, and Rick Nelson. Community members present: Charlie Civer, Michael Nowak, Doug and Gina Roesener, Carol Stedman, Rob Eaton, Sal and Ann DiCiara, Kym Westhoff, Scott Bell, Leslie Martinez, Cindy Leek, Terry Luker, Hallie and Marty Haak, Duke Vukotic, Sandra Abbey, Merrily Edwards, Chuck Shultz, Jim Duffey, Mandy Kaufman, Phil Kaufman, Terry Glass, Nancy Nelson, Nick Tilley, Tara Laman, Jennifer Laliberte, Steve Rensel, Deborah Pagel, Christine Anderson, Nick Mitchell, Keith Peirce, Jackie Hoagland, Michael Baciewicz, Richard Grady via ZOOM.

II. Opening Comments

Mark Laliberte made no opening comment and there were no members' comments.

III. Approval of Consent Agenda

Rick Nelson moved to approve the agenda as amended to address the commercial presentation first, Gil Stedman 2nd, the motion passed 6-0.

Gil Stedman moved to accept the July ACC Minutes, Robyn Baker 2nd, motion passed 6-0.

IV. Old Business

Final Review Lot 76 New Residence - Mr. Boxberger submitted additional plans which continued to show retaining wall heights well above 6 feet. The Committee again declined to approve the design. It was noted that Mr. Boxberger had listed the property for sale. Mr. Boxberger will be notified that the unauthorized work previously done on the property must be corrected. The test pits must be filled in, debris and material removed, and land restored to original its condition.

Pre-Submittal Meeting Lot 109 - Michael Nowak provided additional site plans for the new residence. Side and rear setbacks were still a few feet outside of the setback. Mr. Nowak will adjust the setbacks to meet DofR requirements. Mr. Nowak will resubmit the site plan. Approval to proceed with perc test was granted.

V. New Business

Presentation on Project for Development of Commercial District - Mr. Frank Aazami, PCG Agents

The group interested in developing the commercial lots dropped its project. Instead, Mr. Aazami, representing the seller Steve Rensel, asked the community members present what type of uses they wanted in the area. This raised multiple questions on utilities, traffic, property value impacts. There was no consensus on types of commercial usage identified by members. It was pointed out that the MLS listing referenced the City of Phoenix zoning codes. Tonto Hills is an unincorporated community in Maricopa County. The County has jurisdiction over the community zoning regulations. The Committee recommended familiarizing prospective buyers with the restrictions in the DofRs and Amendments before new concepts are proposed. Also, the MLS listing stated the community receives water from a private water company. The THDWID is a non-profit municipal entity. It was formed by the Tonto Hills community and authorized and monitored by the Maricopa County Board of Supervisors. Questions regarding water and usage should be address to the THDWID.

Preliminary Design Review Lot 38 - New Residence

The initial site plan shows all structures to be within the required setbacks. Because this is a corner lot, both street side setbacks of 50 feet are required. The location of the Corral and barn must be adjusted. The DofRs

require all corrals and barns to be positioned in the rear one-half of the property. Mr. Mitchell was informed of the need to correct the design.

Preliminary Design Review Lot 93 - Front Entrance Remodel

The front entrance and landscape remodel plans were reviewed by the ACC. All setback requirements were met and no wall heights are more than 6 feet. The project was approved to go forward.

VI Adjourn

Rick Nelson moved to adjourn, Robyn Baker 2nd, motion passed 6-0.

Next meeting is scheduled for 24 September 2024.