

Tonto Hills Improvement Association

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

ACC Meeting 27 December, 2024

I. Call to Order

The ACC meeting was held on December 27th 2024. Mark Laliberte called the meeting to order at 5:32 PM. Committee members present; Mark Laliberte, Gil Stedman, Dave DiSanto, Robyn Baker, and Rick Nelson via ZOOM, Wendy Crenshaw were absent. Community members present via ZOOM: Brian Milne, David Tappe, Nancy Nelson, Keith Heiman, Christine Prentice, Charlie Civer, Daniel Sprague, George Drazek, Jane Drazek, Richard Grady, Tom Medima, Bork.

II. Opening Comments

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

III. Approval of Consent Agenda

Robyn Baker moved to approve the agenda as published, Rick Nelson 2nd, the motion passed 5-0-1. Gila Stedman moved to accept the November ACC Minutes, Dave DiSanto 2nd, motion passed 5-0-1

IV. Old Business

None

V. New Business

Lot 196 - Driveway extension Unauthorized / unapproved excavation - The owners of Lot 196 requested 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 December meeting was called because the ACC was not aware of the excavation intended for the extension. The owner stated he verbally informed the ACC of his intent. No ACC members present heard such statements. While the driveway extension was approved, notice of this excavation would have prompted further discussions and accordingly was not part of the approval. It is noticeable that there is no mention of an excavation in any owner communications to the ACC.

County permits and other approvals, including a Grading and Drainage Plan were not provided to the ACC. According to Addendum A to the Bylaws of the Tonto Hills Improvement Association, it is the Owner's responsibility to provide copies of the County-required permits and approvals to the ACC prior to the start of construction.

A letter will be sent to the owner listing the following mitigation steps;

- Required documents and County permits and approvals will be obtained and submitted to the ACC.
- Provide precautions for soil retention, especially at the perimeter of the excavation. The owner needs to provide a description of the measures they will take to alleviate these concerns, in accordance with Maricopa County Zoning Ordinance requirements.
- The owner expressed the intent to sell the property. This type of excavation and grading will need to be included in the escrow provisions, as it will need to be re-vegetated, according to the requirements of the Tonto Hills Improvement Association's governing documents.

The owner stated that he has a civil engineer engaged, and will work with the County for the required permits and approvals. Owner will then submit to the ACC the documents approved by the County, before resuming work on the property.

VI. Adjourn

Rick Nelson moved to adjourn, Robyn Baker 2nd, motion passed 5-0-1.