

# Tonto Hills Improvement Association

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

## ACC Meeting 4 March, 2025

### I. Call to Order

The ACC meeting was held on March 4th 2025. Gil Stedman called the meeting to order at 6:34 PM. Committee members present; Gil Stedman, Robyn Baker, Rick Nelson, Dave DiSanto and via ZOOM Wendy Crenshaw Mark Laliberte was absent. Community members present / via ZOOM; Charlie Civer, Raelene Milne, Nancy Nelson, Steve Rensel, David Tappe, Duke Vukotic, Ann DiCiara, Fiona Stirbu, Bork.

### II. Opening Comments

Gil Stedman had no opening comment and asked for member comments. There were none.

### III. Approval of Consent Agenda

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

### IV. Old Business

**Lot 77 - Perc Test Revised Authorization** - The owners of Lot 77 had previously been given authorization to conduct a perc test that was never performed. The lot is now for sale. As a condition of sale, the prospective buyers asked for a perc test. Gil Stedman moved to continue the original approval. Robyn Baker 2nd, motion passed 5-0-1.

### V. New Business

**Lot 17 - Driveway Gate Installation** -Duke Vukotic requested approval to place a gate on the driveway approximately 25 off the property line. He also wants to place walls along the street side of the property and connected to the gate. The Committee pointed out that while the gate was a non-issue, the walls, per the DoFR Paragraph 9 must not be within the front setback of 50 feet from the property line. After lengthy discussion, the following motions we presented;

-Rick Nelson moved to approve the driveway gate, Dave DiSanto 2nd, motion passed 5-0-1.

-Rick Nelson moved to not approve the walls as placement did not meet DoR requirements, Gil Stedman 2nd, motion passed 5-0-1

A letter will be sent to the owner notifying him of the decisions and reasoning.

**ACC 2024 Summary of Activity** - The list of 2024 meetings and activities of the Committee was review and approved. The list will be presented at the THIA AGM on March 26th.

### VI. Adjourn

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