

Tonto Hills Improvement Association

President: Robyn Baker
Vice President: Nancy Nelson
Treasurer: Jennifer Laliberte
Secretary: Christine Prentice

ACC Meeting 6 May, 2025

I. Call to Order

The ACC meeting was held on May 6th 2025. Mark Laliberte called the meeting to order at 6:33 PM. Committee members present; Rick Nelson, Robyn Baker, Gil Stedman, Samantha Miedema, Brian Milne, via Zoom Mark Laliberte.

Community members present or via ZOOM; David & Diana Hutchison, Marty Haak, Lee Walters, Nancy Nelson, Merrick Pierce, Nick Tilley, Jennifer Laliberte, Charlie Civer, Duke Vukotic, Stacy Holland, Nina & Kris Kiriazov, Raelene Milne, Keith Pierce, Sam Brandt, Keith Heiman, Chris Prentice, Don & Kris Schoonenberg, Sal & Ann DiChiara, Steve Rensel, BORK.

II. Opening Comments

Mark had no opening comment. Members were given the opportunity to speak, keeping comments to five (5) minutes and relevant to the agenda.

Nick Tilley asked why, since it was stated at the previous meeting that the ACC had no authority concerning County Dark Sky rules the agenda item was continued to this meeting? He also asked why Robyn, since she was found to be in violation for her fence and therefore 'not in good standing' can be part of the meetings.

Steve Rensel asked if Robyn had ACC approval for a fence and County approval. He also raised questions about other past and present Board or ACC members concerning approvals on their property projects. He suggested that rules in the Community were not being applied equally to all members. He stated he would like to see all approvals and permits pertaining to Raven's View.

III. Approval of Consent Agenda

Rick Nelson apologized for the confusion created concerning the Dark Sky Presentation. The agenda was misleading indicating a presentation was planned. The intent was for the Committee to discuss the offer of a presentation and what the appropriate venue and meeting time would be.

Rick Nelson moved to approve the agenda Mark Laliberte 2nd, the motion passed 6-0-0.

Robyn Baker moved to approve the 7 April ACC Minutes, Rick Nelson 2nd, the motion passed 4-0-2.

IV. Opportunity Dark Sky Presentation - Discussion

V. Old Business

Final Review & Approval Lot 180 Casita - Plans for Lot 180's casita were reviewed by the owners and their architect Dan Vasily. They have submitted County approved plans and permit with no changes to the pre-permit submittal. All setbacks and elevations meet the DofR requirements. Mark Laliberte reminded the Lot 180 owners of the recommendations contained in the ACC's Addendum A concerning the County's dark sky ordinance. The owners stated they would follow the County requirements. Brian Milne moved to approve the plans, Gil Stedman 2nd, motion passed 6-0-0.

Continuation of Dark Sky Complaint against Lot 17 - This agenda item was continued from last month's meeting because some information regarding the complaint had not been distributed to all Committee members. After extensive discussion by all parties, Rick Nelson moved that since there are no dark sky requirements in the DofRs, the ACC has

no authority to enforce then and therefore the complaint should be dismissed. Mark Laliberte 2nd, motions passed unanimously. Rick Nelson also called for an executive session to discuss how the Committee could deal with issues related to dark sky concepts and remodel projects in the future.

Lot 37 Fence Height Status - Robyn Baker stated she had lowered the fence height as required by the ACC at last month's meeting. She provided pictures documenting measured heights of less than 6 feet for all sections of the fence. Mark Laliberte moved to declare that Robyn had complied with the ACC requirement to lower the fence to the required limits and that she was no longer in violation of the DofRs. Brian Milne 2nd, motion passed 5-0-1.

VI. New Business

Landscape Design Lot 40 - Low Step Walls - Nina & Kris Kiriazov provided a marked up grading and drainage plan to indicate where landscape low step wall would be placed. Because of the extent of the wall length and it crossed a number of grade lines, Committee felt more information was needed. An email was sent to the Kiriazovs asking for: footing dimensions, proposed wall height, whether railing will be installed, and total length of the wall. The Committee agreed to hold a special meeting to review the project when the additional information was provided.

VII. Adjourn

Rick Nelson moved to adjourn the meeting, Gil Stedman 2nd, motion passed 6-0-0.