

**Tonto Hills  
Improvement Association**

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

**ACC Meeting 10 February, 2026**

**I. Call to Order**

The ACC meeting was held on February 10th, 2026. Mark Laliberte called the meeting to order at 6:33 PM.

Committee members present; Gil Stedman, Rick Nelson, Mark Laliberte, via Zoom; Robyn Baker.

Community members present or via ZOOM; Steve Rensel, Tom & Diana Halpin, Merrilee Edwards, Dan Vasily for Lot 157, Sam & Sammy Brandt, David Tappe, Nick Tilley, Charlie Civer, Kris & Nina Kiriazov, Keith Heiman, Laura Paty, Mark Biliak, Tim Brown, Nancy Nelson, Bork.

**II. Opening Comments**

Mark Laliberte said he had no opening comment.

**III. Approval of Consent Agenda**

Gil Stedman moved to approve the agenda as published, Mark Laliberte 2nd, motion passed 4-0.

Rick Nelson moved to approve the ACC's 19 November 2025 meeting minutes, Mark Laliberte 2nd motion passed 4-0.

**IV. Old Business**

**Lot 159 Remodel - Final Design Review** - The owner and architect discussed the changes made to the plans since the approval of the preliminary plans last year. They stated that no substantive changes were made from the original plan. All building heights and setbacks met the DofR requirements. Mark Laliberte moved to approve the Lot 159 remodel Gil Stedman 2nd motion passed 4-0.

**V. New Business**

**Lot 75 New Garage - Preliminary Design Review** - Dan Vasily, the contractor for the Zdeb's noted that the design process continues.

**Lot 195 Outdoor Addition - Preliminary Design Review** - Tabled, no report

**Lot 38 New Residence Pre-Design Meeting** - Tabled, no report.

- Contractor Dan Vasily provide a preliminary view of the placement of a auxiliary building. The design showed all setback requirements were met. Approval was given to continue the design effort.

**Record Retention and Storage** - Item tabled

**Complaint bay Lot 230A owner against Lot 186 owner, unapproved wall** - Steve Rensel stated that a cinder block wall had been built on his property line and remaining building material had been left on site.

The Committee discussed the complaint. A request to build a wall on Lot 186 was never submitted to the ACC and no approval for the construction was given. Whether the wall is on the other lot's is not an area of authority of the ACC. The DofRs and Addendum A of the Bylaws requires the ACC to ensure all construction rules and requirements are followed. After discussion, the ACC will send a letter to the Lot 186 owner that requires an approved County site plan and permit be provided to the ACC within 30 days of the letter's date. Additionally, the material on the other property must removed and the area restored to its original state.

**VII. Adjourn** - Robyn Baker moved to adjourn the meeting, Mark Laliberte 2nd, motion passed 4-0. Next meeting 11 March 2026.