

ACC Meeting 11 March, 2026

I. Call to Order

The ACC meeting was held on March 11th, 2026. Rick Nelson called the meeting to order at 6:33 PM. Committee members present; Gil Stedman, Rick Nelson, Robyn Baker. Mark Laliberte was absent.

Community members present or via ZOOM; Steve Rensel, Sam Brandt, David Tappe, Charlie Civer, Nancy Nelson, Nick Tilley, Don and Kris Schoonenberg, Steve and Suzy Myers Amanda and Edward Wolfe, Andrew Dodd, Cathy and David O’Keeffe, Eric Neidhart, Stacy Holland, Joe Harrison, Kris & Nina Kiriazov, Bork.

II. Opening Comments

Rick Nelson reported that a list of Committee accomplishments was sent to David Tappe for inclusion in the scheduled THIA AGM presentation. He asked if there were comments from members, there were none.

III. Approval of Consent Agenda

Gil Stedman moved to approve the agenda as published, Robyn Baker 2nd, motion passed 3-0-1.

Rick Nelson moved to approve the ACC’s 10 February 2026 meeting minutes, Gil Stedman 2nd motion passed 3-0-1.

IV. Old Business

Lot 77 New Residence Pre-Design Meeting - The O’Keeffe’s presented plans from the previous owner of Lot 77 and stated they planned to stay within the site plan footprint, acknowledging the setback requirements of the lot. They said part of the hillside would require a retaining wall and were aware of the six (6) foot height restrictions. They also had conceptual representations of the ongoing design. The Committee made a suggestion to consider a non-white roof covering out of consideration for neighbors upslope and look forward to reviewing their preliminary design.

Lot 38 New Residence Pre-Design Meeting - Contractor Andrew Dodd provided a sketch of the placement of the new residence, barn and corral fencing. The design showed all setback requirements were met with the front entrance located on Tonto Road. Approval was given to continue the design effort. The request to perform a perc test was also approved. The owners are responsible for filling in all test pits.

Lot 195 Outdoor Addition Preliminary Design Review - The owner provided a copy of the County approved site plan and permit for the auxiliary structure. Rick Nelson moved to approve construction, Robyn Baker 2nd. Motion passed 3-0-1.

Update on Complaint by Lot 230A owner against Lot 186 owner, unapproved wall - The owner of lot 186 via email acknowledged his responsibility and stated he would bring the property into compliance. He requested an extension for time to obtain County approval of the wall design and permit. He said will clean up the surrounding property. After discussion, the Committee will send a letter approving the request for an extension under the following conditions:

1. Within 30 days, an engineered site plan will be provided, showing the wall will be set back twenty-five (25) feet from the property line shared with Parcel 219-12-230A.
2. The owner will provide the Committee with copies of the County-approved plans and permits as soon as they are available.

Record Retention and Storage - Item tabled

V. New Business

None

VII. Adjourn - Robyn Baker moved to adjourn the meeting, Gil Stedman 2nd, motion passed 3-0-1.
Next meeting 7 April 2026.