

Tonto Hills Improvement Association

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

ACC Meeting 12 May 2026

I. Call to Order

The ACC meeting was held on May 12th, 2026. Gil Stedman called the meeting to order at 6:30 PM. Committee members present; Gil Stedman, Mark Laliberte, Robyn Baker, and Steve Rensel. Rick Nelson and Mike Kolb were absent.

Community members present or via ZOOM; Sam and Sammy Brandt, Joe Harrison, Stan and Kaivel Zdeb, Steve and Suzy Myers, Kris & Nina Kiriazov, Tom Miedema, David Tappe, Greg Smith, the Tilley's, Bork.

II. Opening Comments

Gil Stedman had no other comments and asked if the community members present had comments. There were none. At the end of the meeting there were comments and suggestions from;

Kris & Nina Kiriazov stated that part of the asphalt on LaPlata Rd. had been damaged by the work for the road paving project. They pointed out that it should be repaired before the rain arrives. Mark said there were multiple subcontractors working for the County and the main contractor and the County were responsible. He suggested the County's Coordinator Tom Hermann be contacted.

(I struggled to make out what was said on the recording. Can someone correct whatever is needed.)

David Tappe stated that the ACC should adhere to THIA goal of providing at least 5 days notice of meetings.

Steve Myers stated concerns regarding the home that was built behind their home. In the last ACC meeting, the Myers asked if an ACC member could come out and see what they look at every day, to experience firsthand what they see every day. They were curious how ACC reviews work. At this meeting, they wanted their concerns heard, along with thoughts for suggestions and recommendations on future builds. Perhaps Addendum A could include a set of steps for owner's basic building plans to be communicated to surrounding lot owners. Even though the ACC agendas are sent out to all registered resident emails, the suggestion was made for phone calls to neighboring lots.

III. Approval of Consent Agenda

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

Gil Stedman moved to approve the ACC's 7 April 2026 meeting minutes, Mark Laliberte 2nd motion passed 4-0-2.

IV. Old Business

Lot 38 New Residence Preliminary Design Review – TBD – working on plans.

Lot 77 New Residence Preliminary Design Review - TBD

Lot 230A Complaint Against Lot 186, Update and Status of Unapproved Wall - A letter was sent to the owner of Lot 186 thanking him for supplying the copy of the County permit and wall plans. The letter stated the Committee found that the wall appears to be located on Lot 230 and thus did not meet the DofR setback requirements. He was instructed to relocate the wall to meet requirements or submit a survey showing that the existing wall complies with the property lines and setback requirements. Steve Rensel spoke with the owner explaining the issue and said he understood. The complaint is still open, and will be reviewed again next month.

Record Retention and Storage - Mike Kolb is looking into a method to store copies of ACC approved plans and permits in the 'cloud'. Also in progress is adding to the THIA policies and procedures a section of record retention for the ACC.

V. New Business

Lot 160 request for approval to conduct a perc test - The owner requested to do a perc test and provided plans showing the location of the test. The Committee confirmed it was a one day test, the pit will be filled in, and the area restored to its natural state. The owner will provide notice for when the test will be conducted. Gil Stedman moved to approve the perc test, Robyn Baker 2nd, motion passed 4-0-2.

VII. Adjourn

Steve Rensel moved to adjourn the meeting, Mark Laliberte 2nd, motion passed 4-0-2 .

Next meeting 16 June, 2026.

VII. Executive Session (If necessary)