

Tonto Hills Improvement Association

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

ACC Meeting 16 June 2026

I. Call to Order

The ACC meeting was held on June 16th, 2026. At the request of the Chairman, Mark Laliberte ran the meeting, and called the meeting to order at 6:33 PM. Committee members present via ZOOM; Gil Stedman, Mark Laliberte, Robyn Baker, Rick Nelson, and Mike Kolb. Steve Rensel was absent.

Community members present via ZOOM; David Tappe, Amanda & Eddie Wolf, Andy Dodd (Lot 38 Contractor), Mary Anne Ophals, Don and Chris Schoonenberg, Steve and Suzy Myers, Charlie Civer, Sam and Sammy Brandt, Nancy Nelson, Kris & Nina Kiriazov. Tara Lahman.

II. Opening Comments

Mark Laliberte had no other comments and asked if the community members present had comments. There were none.

III. Approval of Consent Agenda

Gil Stedman moved to approve the agenda as published, Robyn Baker 2nd, motion passed 5-0-1.

Rick Nelson moved to approve the ACC's 12 May 2026 meeting minutes, Mike Kolb 2nd motion passed 5-0-1.

IV. Old Business

Lot 38 New Residence Preliminary Design Review - Lot 38 stated that plans previously approved by the ACC were submitted to the County. They have not yet received permits. They requested authorization to start work when County approved plans and permits were received and provided to the ACC. After discussion, no approval was authorized and a special session will be scheduled when permits and County approved drawings are available.

Lot 77 New Residence Preliminary Design Review - Tabled

Lot 230A Complaint Against Lot 186, Update and Status of Unapproved Wall - No response from the owner of Lot 186. Rick Nelson moved that the ACC will notify the THIA Board that the owner has not taken corrective action and recommends the Board find the owners in violation of the DofRs. Gil Stedman 2nd, motion passed 5-0-1. Rick Nelson will draft language on the ACC's recommendation to the Board.

Record Retention and Storage - Mike Kolb is looking into a method to store copies of ACC approved full set of plans and permits in the 'cloud' after which hard copy plans would be returned to the owner. Nancy Nelson stated once electronic files are hosted somewhere it would be good to get the file cabinet out of the Fire House. An inventory of these documents will be conducted, and the current lot owners will be contacted to pick up the hard copy drawings.

Robyn Baker moved that the ACC submit to the THIA Board language to add to the record retention policy stating that a full set of county approved and stamped drawings and the permit will be submitted in electronic version to be retained in perpetuity. Hard copies of full size plans will be brought by the property owner for review only and return to the lot owner. Rick Nelson 2nd, motion passed 5-0-1.

V. New Business

Neighbor Notification of New Construction and Remodeling Projects

During discussions on neighbor notification and document retention, Steve Myers stated that the need for discussion and action on this agenda item was not just for their benefit but all property owners that could be affected by construction on near by lots. He stated that consideration should be given to impact on views and privacy. Don

Schoonenberg echoed the Myers' concerns on the issue. He asked that neighbors be informed in the early stages of the review process (preliminary review) so the ACC can hear from property owners thoughts and concerns. Nancy Nelson stated once electronic files are hosted somewhere it would be good to get the file cabinet out of the Fire House.

The Committee noted the importance of providing notification to neighboring property owners of new construction and major remodeling projects. Two lot owners asked if they could receive electronic files of projects adjacent to their lots, if they are not able to attend review meetings in person. Due to privacy concerns, the Committee agreed that interested neighboring lot owners could email requests for files to the ACC, who will forward the request to the lot owner proposing the project.

VII. Adjourn

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

Next meeting 14 July, 2026.

VII. Executive Session (If necessary)