

**Tonto Hills
Improvement Association**

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

ACC Meeting 3 June, 2025

I. Call to Order

The ACC meeting was held on June 3rd 2025. Mark Laliberte called the meeting to order at 6:33 PM. Committee members present; Robyn Baker, Gil Stedman, Samantha Miedema, via Zoom Mark Laliberte, Rick Nelson. Brian Milne was absent.

Community members present or via ZOOM; Jennifer Laliberte, Sam Brandt, David Tappe, Sal DiChiara, Tom Miedema, Nick Tilley, Katie Lane, Charlie Civer, Merrilee Edwards, Duke and Paulie Vukotic, Terry Luker, Stacy Holland, Chris Prentice and Keith Heiman, David & Diana Hutchinson, Fiona Stirbu, Don & Kris Schoonenberg, Kris & Nina Kiriazov, Tara Laman, Steve Rensel, BORK.

II. Opening Comments

Mark had no opening comment. Rick Nelson suggested the ACC tonight and going forward use an abridged Robert's Rules of order. This is to maintain meeting discipline and make good use of the time available. As noted in the agenda, members are given the opportunity to speak, keeping comments to 5 minutes and hopefully relevant to the agenda. After which, input from members will be in response to a Committee question or at the discretion of the Committee, to ask a question. The Committee is in agreement with this suggestion.

Open Forum Comments 6-3-25 ACC Meeting.

Mr. Rensel called for the immediate resignation of Mr. Laliberte, Ms. Baker, Mr. Nelson, and Mr. Stedman. Mr. Rensel finished his comments with questions; "When are your guys going to resign? Or when are you going to start obeying the rules and apply them to yourselves?" Mr. Rensel said he would follow up with an email requesting an agenda item for the next meeting.

Ms. Lane asked when has the ACC ever held a meeting and a vote on whether or not to recommend to the THDWID, and then the THDWID enforced, turning off someone's water?

Mr. Nelson responded by saying because the THDWID must follow Arizona's open meeting laws there's very little that can be said by any THDWID Board member except during a THDWID Board meeting and covered by a specific agenda item. Secondly, THIA and the THDWID are 2 separate and unassociated entities. If there are specific questions on how the THDWID follows its policies and procedures, then you should address the THDWID board with that question.

Ms. Lane followed by confirming that the ACC has never held a vote on an architectural violation, and then communicated that violation to the THDWID. Mr. Nelson responded, "It has not".

Mr. Kiriazov (Lot 40) took issue with events of 5 years ago regarding the fire on their construction site and what actions the THIA and THDWID took regarding water service.

Mr. Civer stated he was one of the founders of the Water District and it's definitely different entities. There's no question about it. It's not even associated. It's a water district sponsored by the county of Maricopa and under their jurisdiction.

The water district is run separately, not the same rules that you have for changing, modifying the DofR. So there's no question, it's 100% split.

III. Approval of Consent Agenda

Rick Nelson ended the opening comments by declaring to “move the agenda”, and moved to amend and approve the agenda by adding to New Business: Lot 68 structural repairs remodel final approval, Robyn 2nd, motion passed 5-0-1. Rick Nelson moved to approve the ACCs 6 May 2025 meeting minutes and the 24 May 2025 Special Meeting minutes, Gil Stedman 2nd motion passed 5-0-1.

IV. Old Business

Lot 191 Casita Final Review - A retaining wall added and last month which was required by the County. Although the project has yet to received County approval and permits, the ACC reviewed the revision for compliance with height and setback requirements. The wall height is noted to be 5’3” and the distance from the side setback is 31.3’ which meet the DofR requirements. Note, the THIA front setback of 50’ is not shown. There are no structures near the front setback. Rick asked if the labeling was dictated by new County rules? A special ACC meeting can be arranged for final approval after the permits are provided.

V. New Business

Lot 68 Remodel - Final Review - Terry Luker provided remodel and permits approved by the County for Lot 68. The majority of the external work was repair and replace. The addition of a wrought iron fence has been added. The fence is 6’ high, well away from the setback and approved by the County. Rick Nelson a made motion to approve the project, Mark Labilerte 2nd, motion passed 5-0-1. Terry Luker will provide approved permits after the County inspections are completed.

VII. Adjourn

Mark Laliberte moved to adjourn the meeting, Robyn Baker 2nd, motion passed 5-0-1

VII. Executive Session (If necessary)