

**Tonto Hills
Improvement Association**

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

ACC Meeting 1 July, 2025

I. Call to Order

The ACC meeting was held on July 1st 2025. Mark Laliberte called the meeting to order at 5:36 PM. Committee members present; Robyn Baker, Samantha Miedema, Mark Laliberte, Brian Milne. Via Zoom; Rick Nelson. Gil Stedman, was absent.

Community members present or via ZOOM; Jennifer Laliberte, Sam Brandt, David Tappe, Ann DiChiara, Tom Miedema, Nick & Amber Tilley, Charlie Civer, Merrilee Edwards, Phil Kaufman, Doug Roesener, Tara Laman, Raelene Milne, Deb & Rich Pagel, Duke and Paulie Vukotic, Terry Luker, David & Diana Hutchinson, Florence & Paul O'Connor, Don & Kris Schoonenberg, Nancy Nelson, Kris & Nina Kiriazov, Diana Cole, Richard Grady, Cathy & Dave Chappell, Dan Vasily, Steve Rensel, BORK.

Guests present: Frank Aazami, Dan Vasily

II. Opening Comments

Mark had no opening comment. Steve Rensel stated that there was a buyer for all his commercial properties and that he expects the professionalism of the ACC and the Board in following the DofRs. Nick Tilley asked if the stand-pipe at the corner of LaPlata and Blue Wash was operational. Mark suggested he contact the THDWID.

III. Approval of Consent Agenda

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

Rick Nelson moved to approve the ACCs 3 June 2025 meeting minutes, Robyn Baker 2nd motion passed 5-0-1 with Brian Milne abstaining.

IV. Old Business

Lot 191 Casita Final Review - Dan Vasily provided the Committee with County approved plans and permits. The design had previously been approved at the 3 June meeting. Robyn Baker moved to approve construction, Brian Milne 2nd, motion passed 5-0-1.

Lot 165 New Residence Final Review - Brian Milne provided County approved plans and permits. All design parameters met the DofRs. It was noted that although the THIA DofRs require a side setback of 25 feet, the County now requires the site plan to denote the Maricopa County setback requirements. The plans showed a side setback of 20 feet. There are no structures in that area and the plans meet all DofR requirements. Samantha Miedema moved to approve construction, Robyn Baker 2nd, motion passed 5-0-1 with Brian Milne abstaining.

V. New Business

Discussion on request for Pre-Design Meeting - The commercial properties owned by Steve Rensel are now under contract. Mr. Frank Aazami spoke for the buyers who wish to introduce themselves to the ACC and hold a pre-design meeting and requested a meeting to be scheduled with the community on July 16th. These buyers would like to discuss their plans for an active adult community in Tonto Hills. Robyn Baker said there was a question from one of the Board members, who were the buyers? Mr. Aazami said the buyers were developers and wanted to work with the community, he said he did not have the names. Robyn Baker asked Mr. Aazami to make sure the buyers have the DofRs so they know what the restrictions are on the commercial lots including the 1961 amendment. Mark Laliberte pointed out there are water limitations in the water district and recommended the buyers contact the THDWID. Mr. Aazami responded that "what we know, we shared with them." He also said "if there was anything else we (Tonto Hills) wanted to share

with them, let's make that happen. Dave Chappell asked how are pickle-ball, tennis courts, and other facilities going to be paid for? Mark Laliberte said those questions can be addressed at the meeting on the 16th. The next ACC meeting will be held on 16 July 2025 at 5:30PM.

VII. Adjourn

Brian Milne moved to adjourn the meeting, Mark Laliberte 2nd, motion passed 5-0-1.