

Tonto Hills Improvement Association

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

ACC Meeting 1 July 2026

I. Call to Order

The ACC meeting was held on July 1st, 2026. Mike Kolb called the meeting to order at 6:30 PM. Committee members present; Gil Stedman, Robyn Baker, Steve Rensel, Mike Kolb and via ZOOM Rick Nelson. Mark Laliberte was absent.

Community members present or via ZOOM; Sam and Sammy Brandt, Joe Harrison, Tanya Kiriazov, Andy Dodd, the Tilley's, Diana & Dave Hutchison Charlie Civer, BORK.

II. Opening Comments

Mike Kolb stated this special ACC meeting with a single agenda item was final design review of Lot 38. There were no comments from the members.

III. Approval of Consent Agenda

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

IV. Old Business

Lot 38 New Residence Final Preliminary Design Review

The ACC received and reviewed a full set of County approved plans and permits. Prior to the meeting, Gil Stedman pointed out to Andy Dodd the rear and side setbacks on the site plans were incorrect. Those setbacks have been corrected to 40 foot rear and 25 foot side. Also, the proposed two 10 x 20 shade canopies are not part of the approval. Plans for the canopies, when available, will be reviewed at another date for height, view, and other impacts to surrounding properties. During discussion Tanya Kiriazov speaking on behalf of her parents was concerned on the impact to her parents' lot. She asked if she could receive a copy of the site plan. Andy Dodd will email her an electronic copy of the site plans, following the lot owners' permission.

Robyn Baker moved to grant final approval of the Lot 38 plans, as amended by the setbacks in an email from Andy Dodd to the ACC dated June 30, 2026 and grant construction authorization, Rick Nelson 2nd, motion passed 5-0-1.

After approval, Steve Rensel requested an addition to the new business agenda for the next meeting a discussion about why, if no permit is required, certain structures require ACC approval while others do not.

V. New Business

None.

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)