

Tonto Hills Improvement Association

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

ACC Meeting 14 July 2026

I. Call to Order

The ACC meeting was held on July 14th, 2026. Mike Kolb called the meeting to order at 6:53 PM. Committee members present; Mark Laliberte, Robyn Baker, Mike Kolb and, Rick Nelson; via ZOOM Steve Rensel. Gil Stedman, was absent.

Community members present or via ZOOM; David Tappe, Stan & Kaivel Zdeb, Dan Vassily, Joe Harrison, Christine & Bradley Nichols, the Tilley's, Diana & Dave Hutchison, Bob Swan, Stuart Madsen, Phil Bender, Richard Grady, Sam & Sammy Brandt, Leslie Martinez, Kiriasovs (Lot 40), Julie Grohmann, Marrilee Edwards, BORK.

II. Opening Comments

Mike Kolb had no opening comments and there were no comments from the members.

III. Approval of Consent Agenda

Rick Nelson moved to accept the amended agenda to include Steve Rensel's question, Robyn Baker 2nd, motion passed 5-0-1.

Rick Nelson moved to accept the 16 June 2026 and 1 July 2026 meeting minutes, Mike Kolb 2nd, motion passed 5-0-1.

IV. Old Business

Lot 75 Final Design Review Garage Remodel - The Committee reviewed the final County approved plans and permits of Lot 75's garage remodel. All DoR requirements were met, Robyn Baker moved to approve start of construction, Mark Laliberte 2nd, motion passed 5-0-1.

Draft Addendum A revision - The Committee reviewed and discussed recommended revisions concerning neighbor notification of building projects and retention of electronic building plans. Robyn Baker moved that the draft revisions be sent to the Board for consideration, Mark Laliberte 2nd, motion passed 5-0-1.

V. New Business

Rick Nelson stated that the neighboring lot owners were notified of the agenda items for tonight's meeting.

Lot 13 Preliminary Design Review of Pool Remodel - The Committee reviewed and discussed the preliminary design for a pool remodel. The design showed no impacts to the setbacks as the new pool will begin the exact location as the existing pool. A new fence will replace the existing one within the existing setbacks. Mark Laliberte moved to approve the preliminary design, Rick Nelson 2nd, motion passed 5-0-1.

Lot 167 Preliminary Design Review of Casita - The Committee reviewed and discussed the preliminary design for a casita addition. The design shows placement is within the setbacks and the building height the same as the existing home. Rick Nelson moved to approve the preliminary design, Mike Kolb 2nd, motion passed 5-0-1.

Lot 17 Propane tank - The owners of lot 17 previously notified the ACC that they want to install a new propane tank and asked for guidance. Subsequently, after fire safety concerns, they have decided to bury the tank in the existing location. No ACC approval is required. The ACC thanked the owners for informing the Committee in advance of their project.

Question and Discussion on Permit Requirements - Steve Rensel, on 1 July 2026, requested this agenda item. He claimed he never received any responses to his earlier requests for copies of permits and ACC decisions pertaining to

Ravens View. Robyn Baker again repeated that all requested documents are available to the ACC or Board members, and had been turned over to Mr. Rensel's attorneys. Steve made additional unsubstantiated claims, some against individual members of the Committee. Rick Nelson suggested he provide formal written complaints concerning specific unpermitted work by any property owner and called to move the agenda.

VII. Adjourn

Robyn Baker moved to adjourn the meeting, Mike Kolb 2nd, motion passed 5-0-1.
Next meeting 11 August, 2026.

VII. Executive Session (If necessary)