

# Tonto Hills Improvement Association

President: Robyn Baker  
Vice President: Nancy Nelson  
Treasurer: Jennifer Laliberte  
Secretary: Sue Kolb

ACC Meeting 8 September 2026

## **I. Call to Order**

The ACC meeting was held on September 8th, 2026. Mike Kolb called the meeting to order at 6:30 PM. Committee members present; Robyn Baker, Mike Kolb, Steve Rensel, Mark Laliberte and Gil Stedman, Rick Nelson was absent. Community members present or via ZOOM; Tara Lehman, Charlie Civer, Joe Harrison, Dave and Tammy Seymour, Chris Prentice and Keith Heiman, Bill Crowley Lot 145, Brian Ahearn Lot 12 & 79, Chris Robinson of Sentry Builders Lot 145, Sam & Sammy Brandt, Steve & Suzy Myers, Tilley's, Stan Zdeb and David Tappe.

## **II. Opening Comments**

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

## **III. Approval of Consent Agenda**

Robyn Baker moved to approve the 8 September 2026 meeting agenda with inclusion under new business a review of a horse corral on Lot 32, Gil Stedman 2nd, motion passed 5-0-1.

Gil Stedman moved to accept the 14 July 2026 meeting minutes, Robyn Baker 2nd, motion passed 5-0-1.

## **IV. Old Business**

Lot 77 Preliminary Design Review of new residence - Tabled

## **V. New Business**

Lot 145 Preliminary Design Review Detached Garage - The site plan showed all setback requirements are met. The Committee asked for elevations and finished heights of the building. Chris Robinson said they were in a smaller set of plans sent earlier. The building characteristics were described and the overall height was 15'7". Chris also said the building is steel with a stucco finish, with a color to match the existing. Robyn Baker moved to approve the preliminary design and continue forward with the project, Steve Rensel 2nd motion passed 5-0-1. Drawings will be submitted for final approval when the permit is ready.

Lot 12 & 79 - Pre-Design Meeting New Residences - The designs call for single story homes in the 3200 to 3700 sq ft range. The floor plans will be split level and built below the ridge line. Steve Meyers asked if impacts to view and privacy of neighboring homes could be discussed at the preliminary design review. Tara Lehman asked if the garage doors are facing the street. Brian responded they are, and the house is skewed.

Lot 32 - Preliminary Design Corral – Proposed temporary corral is 5-foot high fencing with built-in snake fencing. A round pen will be built later, and will stay out of the setbacks. The shade canopy is prefabricated, and will be 8-10 feet high. Steve Rensel moved to give final approval of a corral and shade canopy, Mike Kolb 2nd, motion passed 5-0-1.

Before adjourning, the members were asked if there were questions or comments. Charlie Civer stated the ZOOM option should be stopped. It is very difficult to hear the entire discussion and much of the information is lost. He also stated the building acoustics are bad and there needs to be more microphones.

## **VII. Adjourn**

Steve Rensel moved to adjourn the meeting, Gil Stedman 2nd, motion passed 5-0-1. Next meeting 13 October, 2026.

## **VII. Executive Session (If necessary)**