

Tonto Hills Improvement Association

MINUTES
of the MEETING of the BOARD OF DIRECTORS

Wednesday, August 15, 2007
6:30pm- Christ the Lord Lutheran Church

The meeting was called to order at 6:35pm by Vice President Denny Maple.

BOARD MEMBERS PRESENT: Denny Maple, Carol Landauer, Bill Hayes, Bill Victor, Bob Malliet, Curt Blik

ABSENT: Rick Nelson, Richard Smail, Dave Seymour

GUEST: Frank Villars

- 1. ITEM OPEN FORUM:** Mr. Villars reported that it's critical the trees at the front entry be trimmed and pruned. Mr. Villars questioned the quality of service Tonto Hills is receiving from Desert Foothills Landscaping, who is supposed to trim, weed, and maintain the front entrance landscaping biweekly. Mr. Maple reported that he spoke to Egan, the company responsible for weeding the median, and they claimed they planned to spray shortly. Mr. Maple volunteered to contact Desert Foothills regarding their level of service to this community.
- 2. ITEM SECRETARY'S REPORT:** Mr. Malliet made a motion to approve July minutes. Mr. Hayes seconded. Minutes unanimously approved.
- 3. ITEM TREASURER'S REPORT:** Checking Balance = \$13,570.87 Savings Balance = \$56,099.49 Total Assets = \$69,670.36 Bill Victor motioned to approve Treasurer's Report. Bill Hayes seconded. Report unanimously approved.

Mr. Villars presented bills/invoices for front entrance maintenance. Mr. Malliet motioned to change reimbursement for mileage to 35 cents per mile. Bill Victor seconded. Motion unanimously approved. The Board currently owes Mr. Villars \$181.57 for water damage and repair of front entrance.

Ms. Landauer reported that six property owners still have outstanding dues, after receiving a third assessment notice. The Board agreed that if monies are not remitted by September 1, 2007, a final registered letter will be sent. If dues are not received within thirty days of receipt of registered letter, lien notices will be recorded and sent.

Lot 98 sold and settled in July, 2007. The Board voted 4 to 1 (among members reached for vote) to release a lien on that property.

The Board discussed the timetable and need for liens to be renewed, and agreed more research needs to be done.

4. **ITEM COMMUNICATIONS AND REPORTS:** ACC- Bill Hayes reports that the Seymours presented the ACC with ACC-stamped plans, resolving the issue. Mr. Hayes reports that Lot 98 owners presented preliminary drawings of a planned addition/restructuring of their home, seeking feedback before proceeding further. Mr. Hayes presented a draft form of an ACC Submittal Checklist for Board review.

Environmental Report: The Town H all Meeting with MCDOT (regarding roads) is scheduled for September 20, 2007 at Christ the Lord Lutheran Church from 6:30-8:30.

Water Committee Report: The tentative September 6, 2007 date for the Town Hall meeting with Scottsdale officials has still not been confirmed. Mr. Victor reports the purpose of the meeting is to explore the Scottsdale water/annexation option, and guests at the meeting will include City of Scottsdale officials related to water, fire, and police issues. Mr. Victor also reported the following: 1) WIFA Grant for up to \$10,000 has been designated for THUC, and the committee is preparing paperwork to comply with the reporting process. We have 18 months to complete the work. 2) WIFA is now contesting the use of Gannett Fleming (GF) for a consultant. GF has provided pro bono preliminary work for THUC since October, 2006, when it was on the WIFA-approved contractor list, and an upper level WIFA representative gave the OK on this basis to cite GF as our consultant on the application. The current project manager for WIFA only wants THUC to use contractors on the current list. GF and WIFA reps are trying to obtain a waiver for us to use GF. We should know by August 17, 2007 if they were successful. If not, THUC would have to use a new WIFA-approved contractor for the study. 3) The primary purpose for the WIFA money is to pay for the engineering evaluation of the water system to determine necessary repairs and upgrades. Using Gannett Fleming, we may be able to stay within the grant limits; if we must use a separate consultant, costs are likely to be higher. 4) The subsequent valuation or appraisal would determine the cost of replacement and depreciated value of the existing system for sale. The valuation follows the engineering study and would be a separate expense, likely several thousand dollars, and could be completed by the same firm that conducts the engineering study. 5) The third task identified by the committee is the audit of the water company books. This can be done concurrently with the other two tasks by CPA expertise within our community at minimal or no cost.

5. **ITEM OLD BUSINESS:** Mr. Malliet shared information pertaining to the formation of a fire district. He reported that fire districts require centralized billing (no individual billing), and 70% to 80% community approval is preferred. Actual costs would have to be discussed with the City of Scottsdale.
6. **ITEM NEW BUSINESS:** Ms. Landauer reported that Richard Smail's office manager requested a list of important phone numbers and web addresses for Tonto

Hills, including water, fire, and ACC personnel, as visitors and potential Tonto Hills buyers often stop by the commercial building seeking information. The Board agreed to provide her appropriate information, including the Tonto Hills web address that lists the D of R's.

Mr. Victor reports that he visited the Tonto National Forest Supervisor's offices (2324 E. McDowell Rd. Phoenix, AZ 85006) and met with two US Forest Service representatives responsible for the Bearup Mine clean-up actions. The site evaluation and proposed action plan is in public comment until August 31, 2007. Mr. Victor viewed the document and will receive a copy of it in the mail. He met with Anne Fischer, HazMat, Mine Clean Ups (602-225-5389) and Karyn Harbour, Minerals/Geology (602-225-5272). Mr. Victor reviewed the Bearup Mine clean-up plans with them and concluded, "As a consultant, I have no issue with the proposed action." Mr. Victor advised that he could see no direct benefit to THIA submitting comments to the Forest Service, and therefore recommended against it.

The Board agreed to establish files for delinquent dues liens, ACC violations, and contracts.

7. ITEM EXECUTIVE SESSION

8. ADJOURNMENT: Mr. Malliet motioned to adjourn. Mr. Victor seconded. Meeting adjourned at 8:35.