

Tonto Hills Improvement Association

MINUTES
of the MEETING of the BOARD OF DIRECTORS

Wednesday, September 17, 2008
6:30pm- Christ the Lord Lutheran Church

The meeting was called to order at 6:33pm by Vice President Denny Maple.

BOARD MEMBERS PRESENT: Denny Maple, Carol Landauer, Rick Pearson, Lou Frederick, Bob Swan, Cheryl Kaufman, Bill Victor, Joel Cohen

ABSENT: Rick Nelson

GUESTS PRESENT: Kirk Landauer, Mary Pearson, Pat and Joe Monforte

- 1. ITEM OPENING COMMENTS:** Mr. Maple observed that the website is up and running, but the calendar section is not posted.
- 2. ITEM OPEN FORUM:** No comments.
- 3. ITEM SECRETARY'S REPORT:** Mr. Pearson motioned to approve the August minutes pending proposed changes in wording of Treasurer's Report. Mr. Swan seconded. Motion unanimously approved.
- 4. ITEM TREASURER'S REPORT:** Mr. Pearson reported that five liens have been filed on delinquent property owners. The Board agreed that Mr. Pearson will send these property owners a copy of the recorded lien, the recording number, and an initial statement showing the amount due to date to be paid to release the lien.

Statements have also been sent to two members who owe a \$15 late fee, and to one member who failed to pay dues last year. No responses received to date.

The Board reviewed and approved a proposed lien release form.

Mr. Pearson reported receiving 80 positive responses regarding the THIA request to communicate via email.

Mr. Pearson reported that the hosting change from Ipower to GoDaddy is complete as of 8/30/08. Some aspects of the site are still being improved and tweaked.

THIA has reimbursed THUC \$2061.85 for purchase of fire hydrant parts.

THIA checking balance is \$4373.06 Savings is \$69,961.74 Total is \$74, 334, 80

Mr. Victor motioned to approve the treasurer's report. Mr. Swan seconded. Unanimously approved.

- 5. ITEM COMMUNICATIONS AND REPORTS: ACC-** Mr. Frederick reported that the D of Rs allows a secondary structure (not a home) to be placed within four feet of the rear lot line. Mr. Rockwell, chairman of ACC, has requested the Board consider seeking a D of R change to increase that distance. The Board asked Mr. Frederick to get the answers to the following questions: What is the County regulation regarding rear setbacks? Regarding Lot 98, do the plans approved by the County jibe with the structure that is being constructed on site?

Lot 56 has complied with the variance stipulations and planted four native mesquite trees. They are considering planting two additional mesquites by the corral.

COS Annexation Committee: Mr. Maple indicated that there was nothing new to report. The committee is waiting to hear which way the Scottsdale City Council is going to vote regarding their desire to pursue Tonto Hills' possible annexation. The committee has tentatively scheduled a September 26 meeting with Don Hadder to discuss the results of the COS research, which may include estimated dollar costs. That information is to be taken by Mr. Hadder to the COS executive team, and the COS executive team will thereafter take that data to the City Council. City Council may consider the information at an October meeting.

Ms. Landauer drew a clear distinction between "interest in annexation" and "interest in garnering more information about annexation." Mr. Maple indicated that he thought he had been clear with Mr. Hadder that the latter interest pertains. He also reported that Mr. Hadder is a staff employee, not a final decision-maker. Ms. Landauer asked if the community's request to gather data, costs, requirements, and information from Scottsdale regarding annexation has been diverted into a Scottsdale-driven process in which they are deciding whether or not they want to annex us. She questioned the need for Scottsdale to allocate significant resources to this process, and the sequence of events that currently indicates the City Council vote is the first step. She claimed that we should dictate the due diligence process, not Scottsdale, and should reserve all rights.

Ms. Landauer asked if there were any non-negotiable requirements that COS has established. While Mr. Maple initially said no, he later indicated that COS is likely to require THIA to form a DWID as a prerequisite to annexation.

Ms. Landauer asked why COS would want to annex Tonto Hills. Ms. Kaufman explained that Mr. Hadder had unofficially expressed COS's interest in annexing

land to the north of Tonto Hills, with Tonto Hills needing to be annexed as a prerequisite.

DWID Committee- Mr. Victor reported that the deadline for signed petitions is October 31, but Ms. Landauer noted that the committee would prefer to have petitions collected by September 30.

Environmental Representative- Ms. Kaufman reported no changes in the County's plans; they are scheduled to begin paving Old Mine Rd. in October or November.

Mr. Frederick reported that he has scheduled a meeting with a local EPA official to discuss getting a binding agent added to the grey substance that currently covers parts of our road surface.

6. **ITEM OLD BUSINESS:** Mr. Victor moved to thank Frank Villars for his volunteer service to THIA and allow him to keep the tree trimmer purchased by THIA. Ms. Kaufman seconded. Motion unanimously approved. Mr. Pearson reported he would cancel the reimbursement check previously sent to Mr. Villars that has never been cashed, and would reissue a new check.

The County hearing on Lot 13 has been postponed until October or November.

Regarding the oversized sign on Lot 18, a Board member informally informed the homeowners that the sign was in violation of our D of Rs. Now, in response to a written complaint from a community member, the Board will issue an official letter.

In response to another community's member expression of concern regarding an inappropriately placed realtor's sign on Cave Creek Rd., Ms. Kaufman agreed to call the realtor and request removal of the sign.

7. **ITEM ADJOURNMENT:** Mr. Frederick motioned to adjourn. Mr. Swan seconded. Meeting adjourned at 8:45.