

Tonto Hills Improvement Association

MINUTES
of the MEETING of the BOARD OF DIRECTORS

Wednesday, April 16, 2008
6:30pm- Christ the Lord Lutheran Church

The meeting was called to order at 6:33pm by President Rick Nelson.

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

ABSENT: Bob Swan

GUESTS PRESENT: Robert Kroger, Charles Civer, Mary Pearson, Kirk Landauer

- 1. ITEM OPEN FORUM:** Robert Kroger reviewed the circumstances of a brush fire in Tonto Hills on March 31, 2008 and described THVFD's effective response. Mr. Kroger expressed thanks to a community member who reported the fire almost immediately. After some discussion, Mr. Kroger agreed to post an incident report after every fire response by THVFD on both the bulletin board and the website.
- 2. ITEM ELECTION OF OFFICERS:** The following officers were elected:
President: Rick Nelson; Vice President: Denny Maple; Vice President 1st Chair: Bob Swan; Secretary: Carol Landauer; Treasurer: Rick Pearson; ACC Liaison: Lou Frederick; Environmental Rep.: Cheryl Kaufman.
- 3. ITEM APPROVAL OF FEBRUARY 2008 MINUTES and TREASURY REPORT:** Mr. Nelson reported that the Board did not hold a meeting in March as only three Board members were available to attend. Votes to approve the February minutes and Treasury Report were conducted on-line via email. Four out of six remaining Board members approved both, one abstained from both votes, and one provided no response. Minutes and Treasury Report approved.
- 4. ITEM APPROVAL OF MARCH TREASURY REPORT:** Mr. Nelson reported a checking balance of \$9,480.99 and a savings balance of \$51,575.90. Mr. Nelson explained he is currently resolving a Waste Management billing issue related to the dumpsters, as an error was made. Five dumpsters cost approximately \$1600.

Mr. Victor motioned to approve the Treasury Report. Mr. Maple seconded. Motion unanimously approved.

- 5. ITEM OLD BUSINESS: *Scottsdale Annexation***- Mr. Nelson reviewed the status of the letter the Board sent to Scottsdale, informing them of the results of our community survey regarding annexation. As of April 15, 2008, Don Hadder sent an email to THIA

that stated: “We assigned people from several different department various tasks in order to prepare and annexation study as required by city policy. Their findings in draft form will be done around mid-May. We would be in position to meet toward the end of May or early in June with your committee about our preliminary findings. We could meet a bit earlier to go over the long term process and some of the items that your group would need to take the lead on this.”

Scottsdale representatives have recently visited Tonto Hills as part of their exploratory due diligence as they evaluate possible sites for their fire/police antenna, etc. Don Gerkin, a COS official, has also contacted THIA, seeking information regarding our roads, drainage issues, etc.

Formation of Annexation Committee- The Board determined that the core members of the Annexation Committee will be: Denny Maple, John Stevens, Cheryl Kaufman, and Eric Luker. Consultant members of the Committee will be: Charles Civer, Ralph Spurgin, Rick Patterson, and Rich Pagel. Mr. Pearson motioned to approve the above listed core and consultant committee members. Mr. Frederick seconded. Motion unanimously approved.

Letter Request from Larry and Rita Lanham- The Board considered options in regard to handling this D of R violation case. The Board agreed to give the new members of the Board one month to consider the situation before reaching a decision.

Tract A Access Restrictions- The Board addressed the issue of outsiders repeatedly trespassing on this property for purposes of partying, etc. As this presents a fire and safety issue for the community, the Board unanimously agreed that Mr. Nelson should write a letter to the owners requesting that they pay for a gate to be constructed that only they and THVFD will have access to opening. A Tonto Hills community member has offered to erect the gate at cost.

6. ITEM NEW BUSINESS: *Approval of Assessment Letter-* Mr. Nelson shared a proposed assessment letter (\$150) with the Board. After making some grammatical corrections, Board unanimously approved the letter.

Association Financial Review (Compilation)- Mr. Nelson explained the necessity of performing an outside audit in order to meet the requirements of state law. He proposed using the services of Carefree Executive Services for the next fiscal year. Rick Pearson agreed to research this option and report back to the Board.

Approval of 2008-2009 Budget- The Board unanimously agreed to donate additional funds to THVFD for the purchase of an AED (a defibrillator). Fire Chief Kroger agreed to arrange appropriate training for THVFD firefighters. Mr. Nelson also asked Chief Kroger for a recommendation regarding where the new standpipe should be installed.

The Board reviewed the high cost of landscape maintenance and front entrance irrigation. Mr. Nelson informed the Board that Frank Villars is withdrawing his volunteer work but will be available for an emergency.

Mr. Victor motioned to approve the budget with the addition of \$1225 for AED donation. Mr. Maple seconded. Motion unanimously approved.

Recommendations to MCDOT on Proposed DWID Board Members- The Board discussed how the County organizes the petition and its need to know the negotiated price and names of recommended initial Board members. Mr. Maple motioned to form the Utility Negotiation and DWID Formation Committee, consisting of Charles Civer, Ralph Spurgin, Don Rex, Bill Victor, John Stevens, and Bob Swan. Ms. Kaufman seconded. Motioned approved by 7; one abstained; one member absent.

Request to Clear Trotter Property of Burned Structure- Mr. Nelson reported that the Trotter property is in escrow to Richard Smail. Mr. Maple agreed to speak to Mr. Smail, informing him that the Board requests he clear the property in the next month.

Review of Parking Tracts Assessments and Vote Allocation- Per Frank Casanova's motion at the AGM, the Board discussed researching these tracts in relation to two questions: Are the tracts being assessed properly? Are the votes apportioned properly? Mr. Nelson is conducting research and will report to Board when done.

7. ITEM ADJOURNMENT- Mr. Pearson motioned to adjourn. Mr. Frederick seconded. Motion unanimously approved. Meeting adjourned at 9:22.