

Tonto Hills Improvement Association

MINUTES
of the MEETING of the BOARD OF DIRECTORS

Wednesday, August 20, 2008
6:30pm- Christ the Lord Lutheran Church

The meeting was called to order at 6:30pm by Vice President Denny Maple.

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

ABSENT: Bill Victor, Joel Cohen, Rick Nelson

GUESTS PRESENT: Kirk Landauer, Mary Pearson, Billy Hayes

- 1. ITEM OPEN FORUM:** Mr. Landauer reported that he'd met with Desert Foothills Landscapers and reviewed their responsibilities. They are scheduled to work on our front entrance every other Tuesday at 8am for 45 minutes. They are raising their fees \$3 per month for 2009. The Board will review the new written contract when it is received.

Mr. Hayes reported that he is not getting the minutes or the agenda on the Web. Mr. Pearson explained that he can only speak for today, and today the calendar portion of the website was not in service due to problems involving Ipower. The THIA website is currently switching servers to GoDaddy.

- 2. ITEM SECRETARY'S REPORT:** Mr. Swan motioned to approve the minutes pending changes on three discussed areas of correction. Mr. Pearson seconded. Minutes unanimously approved.

- 3. ITEM TREASURER'S REPORT:** Mr. Pearson reported checking balance: \$7,163.24 Savings: \$69,880.06 Total: \$77,043.30 Mr. Pearson reported that on July 29, property owners delinquent in their dues were sent 60 day past due statements which also informed owners of pending liens if dues are not paid. The Board discussed lien notices and accompanying fees. Mr. Pearson motioned to clarify the wording of the lien notice as discussed by the Board and to charge an interest rate of 25% per annum on assessments plus late fees. Ms. Kaufman seconded. Motion unanimously approved.

Mr. Pearson reported that over 60 property owners have authorized THIA and THVFD to communicate via email. Mr. Pearson will make one more attempt to obtain more authorizations.

The website hosting change is scheduled for 8-30-2008.

- 3. ITEM COMMUNICATIONS AND REPORTS:** ACC- Mr. Frederick reported that the ACC discussed the Lot 13 variance request at great length. The Board reviewed the preliminary letter drafted by Mike Rockwell, ACC president, regarding the variance request to the County from Lot 13. The Board agreed with the ACC to support the variance, subject to several additional recommendations. After additional Board edits, the letter will be sent to Mr. Rockwell for final review. If approved, the letter will be sent to the County.

A County hearing is slated for September 30 at 10am regarding a complaint on Lot 67.

The Board reviewed a letter from Lot 56 owners asking for approval to plant mesquite trees in accordance with variance stipulations assigned by the Board. The Board agreed to seek feedback from Mike Rockwell.

COS Committee- Mr. Maple reported that the committee met on August 18 and worked on the design of the newsletter, which will include requirements and a timeline. The committee will meet again to draft a final newsletter for publication in the fall. A meeting with Don Hadder is scheduled for August 25.

DWID Committee- Mr. Swan reported that the Petition from the County has arrived. A cover letter is currently being drafted to accompany the Petition, which will be mailed by Labor Day.

Environmental Committee- Ms. Kaufman reported that she contacted County officials regarding the gray paving substance currently surfacing our roads. They identified the substance as a treated sand and gravel aggregate, without binding agents. It is meant to prevent erosion and restore the grade of the road, but residents are complaining of white dust clouds that are generating more particulate matter into the atmosphere than before. Ms. Kaufman agreed to call the County to report the unsuitable nature of this paving substance and the increased dust problem.

Ms. Kaufman reported that the halting of the paving project on Old Mine Rd. related to a County reassessment of road engineering. Paving will resume in October or November.

- 4. ITEM OLD BUSINESS:** Robert Kroger and Carol Landauer have received their notary public certifications and stamps.

Mr. Frederick reported that fire hydrant parts will be stored at Scott Smallish's.

Ms. Landauer reported that further communication with Nearhood Law Offices indicated that no THIA files remain there.

The Board reviewed a letter from Tom Bailey regarding our roads, and grading and drainage issues. Ms. Kaufman agreed to contact the County and again advocate for aggressive and long-lasting road restoration.

5. ITEM NEW BUSINESS: The Board discussed the criteria for a signed written complaint relative to email and faxed documents.

6. ITEM ADJOURNMENT: Mr. Frederick motioned to adjourn. Ms. Landauer seconded. Motion unanimously approved.