

Tonto Hills Improvement Association  
MINUTES  
of the MEETING of the BOARD OF DIRECTORS

Tuesday, June 17, 2008  
6:30pm- Christ the Lord Lutheran Church

The meeting was called to order at 6:32pm by President Rick Nelson.

**BOARD MEMBERS PRESENT:** Rick Nelson, Carol Landauer, Denny Maple, Rick Pearson, Lou Frederick, Bob Swan, Joel Cohen

**ABSENT:** Bill Victor, Cheryl Kaufman

**GUESTS PRESENT:** Kirk Landauer, Charles Civer, Mary Pearson

1. **ITEM OPEN FORUM:** No comments.
2. **ITEM APPROVAL OF MAY 2008 MEETING MINUTES:** Board reviewed and made some corrections to minutes. Mr. Pearson motioned to approve. Mr. Maple seconded. Six Board members voted yes. One member abstained. Minutes approved.
3. **ITEM TREASURER'S REPORT:** Savings in money market = \$69,717.71  
Checking = \$7,419.82. As of 6/16/08, 17 property owners still owe dues payments. Delinquent notices reflecting a \$15 late fee are now being sent. Mr. Pearson moved that we bill a \$15 late fee per invoice, (for every lot/property or partial lot owned). Mr. Swan seconded. Motion unanimously approved.

Mr. Pearson reported that THIA donated \$6800 to THVFD on June 9, 2008.

Mr. Pearson reported that we now have 120 THIA member email addresses. The Board discussed seeking member approval for THIA and THVFD to correspond via email. Mr. Maple questioned the need for THVFD to correspond with the community and suggested that THVFD use THIA as a conduit for correspondence. Ms. Landauer explained that THVFD is a separate entity that is responsible for its own mailings, including fundraiser invitations and year-end reviews. The Board agreed that Mr. Pearson will send out an email containing two questions, asking members for permission to: a) allow THIA to correspond via email; b) share email addresses with THVFD so they may also correspond with members via email. Mr. Swan noted and the Board agreed that all emails will be sent as a BCC so each email address is private, and the entire distribution list remains concealed.

Mr. Pearson reported that our State Farm insurance is up for renewal on August 1<sup>st</sup>. Mr. Swan pointed out that we should review the declarations page and information before renewing. Mr. Swan agreed to ask State Farm agent Bill Mulliniks the following

question: Will State Farm cover legal expenses incurred prior to a claim being established? Board agreed to wait until next month to approve payment to State Farm.

Desert Foothills Landscaping has Workman's Compensation as required. The insurance certificate is being acquired for file.

Mr. Swan motioned to approve Treasurer's Report. Mr. Maple seconded. Motion unanimously approved.

**4. ITEM COMMUNICATIONS:** ACC—No meeting this month.

*Water Committee-* Mr. Civer reported that the DWID Formation Committee, assisted by numerous "petition captains", has begun calling community members to be sure they received their newsletter and know about the Town Hall meeting on June 19<sup>th</sup>. Mr. Civer reviewed the petition process and explained that the signatures can either be collected in prepared books that hold up to 40 signatures or via individual petitions for out-of-town property owners, or upon request. Mr. Civer reported there will also be a letter available to sign for people who do not vote for the DWID that indicates they were given the opportunity to vote, but declined. All signatures must be notarized, and the DWID Formation Committee will offer suggestions to out-of-state property owners regarding how to conveniently do that.

Mr. Nelson reported that the boundaries map provided by the County suffered from poor resolution, making it difficult to discern which properties are exempt from DWID assessment fees. He reiterated that only four commercial parking tracts, two utility properties that are unbuildable, and one additional tiny parcel of unbuildable land will not be assessed, based on County recommendations. Mr. Nelson will have an enlarged 4' x 8' map on display at the Town Hall to illustrate property lines clearly.

The Board discussed whether or not to provide the County our address database used in the recent County mailing. By law, the County is required to notify property owners, and we are responsible for facilitating the mailing. Mr. Civer agreed to discuss this further with Mr. Rodriguez of Maricopa County.

The Board discussed the need for numerous notary publics to be available to expedite the petition process. Ms. Landauer motioned for THIA to sponsor up to five notaries with a budget not to exceed \$500 to facilitate the DWID petition process. Expenditures will be reimbursed by the DWID upon its formation and funding. Mr. Cohen seconded. Six in favor. One opposed. Motion passed.

*Annexation Committee--* Mr. Maple reported that he attended a Scottsdale meeting on impact fees. Water and sewer impact fees for a new building in COS are approximately \$16,000.

Mr. Maple reported he does not have a meeting scheduled with Mr. Hadder yet, but Mr. Hadder's secretary is holding a slot open on June 26.

5. **ITEM OLD BUSINESS:** The Board discussed financing the new fire hydrant. At the 2007 AGM, the membership voted to fund the repeater system for THVFD instead of two fire hydrants. One fire hydrant was authorized for 2008, but the price has now increased from \$2700 per hydrant to \$4700. This hydrant will serve 13 existing homes. Some discussion ensued that clarified this hydrant is under the jurisdiction of THIA, not THVFD. Mr. Pearson moved that we purchase the parts needed to install one fire hydrant riser with allotted funds from budget, up to \$2700, contingent on THVFD locating safe storage. Mr. Cohen seconded. Six approved. One abstained. Motion passed.
6. **ITEM NEW BUSINESS:** Mr. Maple introduced the idea of the Board sponsoring a resolution in support of DWID formation. The Board discussed and agreed that our role is to remain information-gatherers and educators for the community. The suggestion was withdrawn.

Letter to Owners of Tract A- The Board reviewed a letter to be sent to property owners of Tract A, specifically the owners of Lot 224K, regarding the paved access road to their properties. The letter informs them that the public is using that road and leaving litter behind on the properties, including excessive amounts of liquor bottles and cigarette butts, potentially posing a fire hazard. Mr. Maple motioned to approve the letter to the property owners of Tract A contingent upon review of letter by THIA attorney. Mr. Swan seconded. Motion unanimously approved.

Letter to Owners of Lot 56- The Board reviewed a draft of the letter written to the Lanhams offering them a variance contingent on several stipulations. Mr. Maple motioned to approve the letter as written subject to review of THIA attorney. Mr. Cohen seconded. Motion unanimously approved.

7. **ITEM ADJOURNMENT:** Mr. Maple motioned to adjourn. Mr. Frederick seconded. Unanimously approved. Meeting adjourned at 10:52.