

TONTO HILLS IMPROVEMENT ASSOCIATION

Minutes of a Special Meeting of the BOARD OF DIRECTORS

Wednesday, October 22, 2008
6:30pm at Christ the Lord Lutheran Church

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

BOARD MEMBER ABSENT: Joel Cohen

GUESTS PRESENT: Kendra Boyd and guest **(B)**, Charles Civer, Kathie and Rick Everett **(B)**, Terry Glass **(B)**, Kathy Harris **(A)**, Billy and Sharon Hayes **(B)**, Eric Herrmann **(A)(B)**, Kirk Landauer, Nancy Nelson, Mary Pearson and Dave and Tammy Seymour **(B)**.

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

Mr. Victor presented a proxy from Mr. Cohen naming Mr. Victor as his assignee for all THIA board votes and decisions. Mr. Swan acted as Secretary for this meeting.

OPEN FORUM:

Mr. Glass requested that email be used for Board meeting notification to THIA members. Mr. Pearson advised that 80 members have given him permission to use their email account in lieu of regular mail. Ms. Harris volunteered to place signs at the three entrances to the community advising of upcoming meetings.

Mr. Hayes asked if the cost of annexation was going to be discussed. Mr. Nelson advised that costs would be discussed. Mr. Maple advised that Mr. Hadder, Scottsdale City Planner, may have submitted his report on annexation to others within Scottsdale administration, but that the City Council had not yet placed annexation on a meeting agenda. Additional update information was provided later in the meeting pursuant to the meeting agenda.

APPROVAL OF MEETING MINUTES: Not an agenda item. None were submitted for approval. Due at this time are drafts of both the October 2, 2008 special meeting and the October 15, 2008 regular meeting.

TREASURER'S REPORT: Not an agenda item. None was presented.

COMMUNICATIONS AND REPORTS

COS Committee –

Mr. Maple continued to provide an update. He provided a penciled timeline and suggested that it be added to a proposed newsletter to THIA members. He clarified that the process involved our exploring annexation without being obligated to Scottsdale to proceed into annexation.

He identified 7 or 8 upgrade requirements or mandatory services to bring Tonto Hills up to Scottsdale standards. He indicated that 3 or 4 of the upgrades were “hard” requirements. He also cited a previous THIA board member’s earlier comment to the THIA board that everything is negotiable.

He indicated that the rationale for Scottsdale’s apparent interest in exploring annexation relates to Scottsdale’s desire to expand north of Tonto Hills.

He suggested that a Town Hall meeting not be called at this time, but that a newsletter be sent.

He suggested that a THIA member survey be conducted around the time of the Annual General Meeting (March 2009) inquiring whether the members were (1) interested in being annexed, (2) not interested in being annexed, or (3) interested in having a pre-annexation agreement negotiated before expressing a preference.

He then discussed individual Scottsdale requirements and possible costs.

Fresh water system costing \$6 to \$7 million. The upgrade is to bring the system up to Scottsdale’s insurance and fire fighting standards. Mr. Maple indicated that this is one of Scottsdale’s “hard” requirements.

Sewer system costing \$4 million. The system would replace individual’s septic systems, which would be removed and new sewer piping installed on THIA member property at THIA member’s out-of-pocket cost not included in the figure above. Mr. Maple indicated that this could become one of Scottsdale’s “hard” requirements if it is determined to be a legal requirement.

Road paving costing \$0.75 to \$1 million. This would be done to only 1 to 1-1/2 miles of Tonto Hills approximately 7 total miles of roads. Costs would be apportioned based upon linear feet of road frontage. Mr. Maple indicated that this is one of Scottsdale’s “hard” requirements.

Police and fire services. These would be provided and billed through property taxes explained below. A new Scottsdale fire station near the Outlaw Golf Course is apparently in Scottsdale's plans. The status of the Tonto Hills Volunteer Fire Department would be negotiated with Scottsdale's fire chief.

Drainage costing \$0.5 million. Twelve culverts beneath roads would be built. Mr. Maple indicated that this is one of Scottsdale's "hard" requirements.

Sanitation pickups. Regular Scottsdale garbage and recycling services would be billed directly to properties.

Cable and natural gas services. None is to be provided by Scottsdale.

Zoning. Scottsdale would conform residential lots to Scottsdale zoning requirements. Commercial lots are too small to conform to existing Scottsdale zoning. Tract A properties have not been addressed.

Effect on owner's property taxes. Expected incremental annual costs are forecasted at \$300 per residence and \$100 per lot.

Mr. Maple and Ms. Kaufman commenced editing of the proposed special newsletter. After considerable editing of an earlier draft and the new penciled timeline, Mr. Victor moved that, pending a subsequent review of the cost table and email editing thereof, the newsletter be approved for mailing and emailing to THIA members. Mr. Fredericks seconded. The motion was unanimously approved.

OLD BUSINESS

Previously tabled item - Sign violation by Lot 18. Ms. Kaufman continues to investigate remedies available to the Board. A motion to integrate two drafts of Board responses to the property owner's responding letter and send it to legal counsel was made by Mr. Pearson. Mr. Fredericks seconded. The motion was approved unanimously.

ADJOURNMENT: Upon motion by Mr. Pearson and a second by Mr. Swan, the Board unanimously approved adjournment at 9:25PM.

Respectfully submitted,

Bob Swan

Acting Secretary

Legend:

(A) - joined during the meeting in progress

(B) - departed before meeting concluded