

Tonto Hills Improvement Association
Minutes of the Meeting of the Board of Directors

Thursday, April 16, 2009

Board Members Present: Lou Frederick, Cathy Rockwell, Kevin O'Brien, Carol Landauer, Rick Pearson, Rick Nelson, Rick Ersland and Ralph Spurgin

Board Member Absent: Cheryl Kaufman

Guests Present: Billy Hayes, Dorothy Frederick, Kirk Landauer, and Mary Pearson

Rick Nelson called the meeting to order at 6:35 PM.

Election of Officers: Following is the slate of officers the Board elected:

President: Rick Nelson

Vice President: Lou Frederick

Treasurer: Cathy Rockwell with Rick Pearson as back-up.

Secretary: Ralph Spurgin with Kevin O'Brien as back-up and Carol Landauer as advisor.

Web Page Coordinator: Rick Pearson

Environmental Representative: Cheryl Kaufman

Architectural Committee Liaison: Rick Ersland with Lou Frederick as back-up

DWID Liaison: Ralph Spurgin

Open Forum:

Billy Hayes asked how to get DWID BOD minutes. Ralph Spurgin suggested he contact Sue Victor who has been appointed as DWID Secretary.

Dorothy Frederick volunteered to help Cathy Rockwell keep the mailing list data base up to date by using water subscription information.

Rick Pearson asked about the electrical outages. Rick Nelson said the first day limited outage was caused by a transformer blowing up on Blue Wash. The second day dual outages were caused by problems at a large relay station at Sunset Point.

Rick Nelson thanked the volunteers, including Lou Frederick, Robert Kroger, Kirk Landauer, Scott Smallish and Scott Bell, who toured the area after the electrical outages to ensure there were no fire problems.

Rick Nelson advised that Kathy Harris asked the Board to consider buying two sign boards that she would use to post meeting announcements. The cost would be \$170 each. The Board decided not to buy the signs. The feeling was that considering the meeting schedule at the same date, time and place each month, the mail box posting, the e-mail announcements and the web site posting, the members are adequately aware of the meeting without requiring additional spending.

Meeting Minutes:

Rick Pearson corrected one figure related to the DWID PER expenditure. With this correction made, Ralph Spurgin moved and Rick Erslund seconded the motion to approve the March 2009 minutes. The motion passed.

Treasurer's Report

The balance sheet as of 4/14/09 shows a checking balance of \$4,087.62 and a money market balance of \$65,243.98. Total assets including accounts receivable are \$71,219.77. After some discussion, Ralph Spurgin moved and Rick Erslund seconded the motion to accept the Treasurer's Report. The motion passed.

Communication and Reports

Lou Frederick said the ACC had not met. Consequently he had nothing to report.

Rick Nelson said that we are on our eighth dumpster. We have a budget for nine.

Ralph Spurgin gave a DWID update. The DWID BOD is very busy. They have opened bank accounts, obtained insurance, hired legal counsel and a District engineer, obtained interim financing, solicited management/operator bids, and filed the preliminary WIFA loan application. Next steps include completing Policies and Procedures, completing the formal WIFA loan application, beginning contract assignment negotiations with CAP and COS, and completing/circulating the "Resolution of Intentions" to the community. The latter has to do with the amount of the assessment and asking for the member's choice of paying now or having it included with property taxes.

Related to the DWID, Rick Pearson asked whether the Board objected to providing contact information to the DWID to assist them in mailing the "Resolution of Intentions" to the members. The Board decided that providing labels was okay but providing the mailing list database was not.

Rick also said that he advised the DWID not to establish their separate web site domain. He suggested that the TontoHills.org home page be re-designed with buttons sending the inquirer to THIA, THVFD or DWID. The Board agreed. Rick Pearson will ask Don Rex, the DWID web site coordinator to pay \$15. This is half of the domain registration cost.

New Business

The Board discussed the Assessment Letter wording. There was no objection to the wording Rick Pearson presented.

Rick Nelson provided background on the Association Financial Review Compilation. This is an independent review and certification of our finances to the Arizona Corporation Commission. We decided to use the same guy who did it last year.

As a consequence of this discussion we decided that sometime this year we should document our financial policies and procedures. These should be reviewed by an independent expert and revised based on his/her advice. At some point we will want an outside expert to confirm that we are following the procedures as adopted.

Rick Pearson presented the draft budget. After discussion the Board agreed to decrease office expense to \$2,000, decrease legal to \$2,000 and decrease water to \$2,000. Ralph Spurgin moved and Rick Erslund seconded that the revised budget be approved. The motion passed.

Rick Erslund suggested we allow the dumpsters to go over budget if the ninth one fills up. The Board agreed.

Lou Frederick agreed to have a figure available at the next meeting for fire hydrant installation.

Ralph Spurgin reviewed the dust control points raised at the Annual General Meeting. Cheryl Kaufman will provide some answers at the next meeting.

Rick Nelson thanked Kirk Landauer for weeding the second entrance island. After discussion the Board agreed to ask Kirk to get a new bid from the landscape company to include maintaining the two islands in addition to the entrance.

Kevin O'Brien will update the Board on the Kachina issue at the next meeting.

The Board gave permission to Rick Pearson to list e-mail links for Board members on the web site.

At 8:57 PM Rick Pearson moved and Rick Erslund seconded the motion to adjourn. The motion passed.