

/09

Tonto Hills Improvement Association
Meeting Minutes for December Board of Directors
Wednesday December 16, 2009

Board Members Present: Lou Frederick, Cheryl Kaufman, Carol Landauer, Terry Luker, Rick Nelson, Rick Pearson, and Ralph Spurgin

Board Members Absent: Rick Ersland and Kevin O'Brien

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

Rick Nelson called the meeting to order at 6:39 PM.

Open Forum:

No comments

Approval of the November Minutes:

Rick Nelson provided the guest list with additional names not shown in the draft. Carol Landauer moved that the amended minutes be approved. Terry Luker seconded the motion. The motion was approved.

Treasurer's Report:

Terry Luker presented the Treasurer's Report. YTD expenses were \$18,668.29 vs. a budget of \$30,400. Total assets are \$83,021.51. Rick Pearson moved that the report be approved. Lou Frederick seconded the motion. The motion passed.

Communication and Reports

ACC Report

There was no report. No meeting was held in November because there was no business to discuss.

DWID Update

Ralph Spurgin reported the following:

The CAP transfer is still under review by the ADWR as expected.

The sale contract with THUC has been finalized and agreed to by THUC shareholders.

The bid for the Pressure Reduction Valves has been let. Fifteen packets were picked up. The contract will be awarded on January 7.

The WIFA Board approved the loan today.

The Request for Proposal for the Water System Manager/Operator will be issued on January 30.

The pay in full or pay first installment assessments will be sent to property owners on January 30.

Bill Victor issued a detailed milestone of past and future steps. Rick Pearson will post it to the web site.

THVFD

The participation in the Carefree Parade was a big success.

Environmental

All the speed limit signs called for in the work order have been installed. We think three more signs are needed. Cheryl Kaufman talked to the County and sent a map designating locations we want

The request will go to the Superintendent of Street Signs. If he approves, he will send out a field engineer. The field engineer will determine the locations and dispatch an installer.

The County decided this time that the designated section of Old Mine did not need to be graded before the dust palliative treatment was applied. The last treatment was six months ago. It was overdue. The next treatment will be in four to four and a half months.

Cheryl Kaufman will find out whether the lower EPA maximum particulate count has been translated into a new traffic count threshold number. If so, we should look at the last traffic count study. If any locations look close to the new traffic count threshold, we will request an updated traffic count for those locations.

Cheryl Kaufman presented a proposal for replacing the damaged saguaro in the entrance median. A mature saguaro with at least one arm will cost \$1500 to \$2000. The price includes installation and a one year warranty.

The saguaro would require staking. Cheryl Kaufman will measure the median, provide the information to the nursery and determine if there is enough room for staking. She will also determine whether installation includes removal of the old saguaro.

Kirk Landauer spoke to the new grader assigned to Tonto Hills. He understands the proper technique. He is very cooperative.

Old Business

Association Policies and Procedures

The Board reviewed “responsibility descriptions” for Secretary and Environmental Committee Chairperson. The Board discussed the ACC Liaison and Treasurer responsibilities. Following are the next steps:

Ralph Spurgin will re-draft and e-mail the Secretary responsibilities

Rick Nelson will again e-mail the President responsibilities

Terry Luker and Rick Pearson will draft and e-mail responsibilities for the Treasurer and an Assistant Treasurer.

A responsibility will be added to the ACC Liaison requiring the Treasurer be notified of any outstanding complaints on a property.

The responsibilities documents will be finalized at the next BOD meeting

Delinquent Assessments, interest accrual, & Liens

The Board discussed a situation when a bank forecloses via a Quit Claim Deed. In these cases the bank does not pay off liens. If the title company representing the party buying the property from the bank does not research the lien situation and resolve outstanding liens at closing, the lien remains on the newly acquired property. This surprises and chagrins the new owner.

The THIA’s position is that we sympathize, but the lien remains until satisfied. We will suggest that the new owner contact the title company and ask for a claim against the title insurer. Until the lien is satisfied, the new owner is not considered a voting member in good standing.

New Business

CES Letter

The letter to Carefree Executive Services related to certifying election results was tabled. Rick Nelson is awaiting information regarding rates.

Draft THIA Budget

The Board agreed upon the draft agenda. Rick Pearson will eliminate categories no longer needed. Ralph Spurgin suggested that the next BOD consider the wisdom and legality of investing excess funds in laddered short term CD’s or government bonds in order to increase income.

Kachina Survey Question

The Board approved including a survey in the AGM mailing related to buying the Kachina from general funds. If there is significant interest, a ballot measure will be included on the AGM agenda.

Adjournment

Rick Pearson moved for adjournment. Terry Luker seconded the motion. The meeting was adjourned at 8:58 PM.