

Tonto Hills Improvement Association

Minutes of the Meeting of the Board of Directors

Wednesday, May 13, 2009

Board Members Present: Lou Frederick, Cathy Rockwell, Kevin O'Brien, Carol Landauer, Rick Pearson, Cheryl Kaufman and Rick Nelson

Board Member Absent: Ralph Spurgin and Rick Ersland

Guests Present: Kirk Landauer, Keith Peirce and Mary Pearson

Rick Nelson called the meeting to order at 6:40 PM.

Open Forum:

Kirk Landauer reported he has asked Desert Foothills Landscaping to include the entrance island in their coverage. He will continue to have dialogue with the crew while on site and monitor their performance. There was discussion on use of pre-emergent's and it was concluded not to contract for this service now!

Cheryl Kaufman inquired about status of large damaged saguaro in the entrance island and the Board's level of interest in replacing it. Cheryl may have close source that could provide a replacement at a reasonable cost. Rick Pearson added that pricing is usually based on a calculation of "up to" \$30 per foot and Lou Frederick explained that beyond securing a good price, saguaros in particular require a great deal of expertise with actual process of planting. Rick Nelson asked that Cheryl explore what type of pricing she could secure and review it with the Board at our July meeting.

Approval of April 2009 Meeting Minutes:

Motion approved and moved to confirm the minutes. Motion was 2nd by Cheryl Kaufman.

Treasurer's Report / Approval of April 2009 Report

Cathy Rockwell reviewed new role as Treasurer and the addition of comparative column for Year to Date entries. After some discussion, Rick Nelson moved to accept the addition and Kevin O'Brien 2nd the motion to accept the Treasurer's Report. The motion passed.

Communication and Reports

ACC Report: Lou Frederick is liaison to the ACC and had nothing to report.

DWID Report: Rick Nelson provided DWID update. The DWID did not meet this week but will meet next week. They will be sending Resolution of Interest Letter to AZ Corporation

Commission, indicating purchase of Water Company assets. The DWID anticipates closing on the sale in December 2009. At that point, the Commission must approve the following items. a) WIFA Loan, b) CAP Allotment, c) Associated Costs and d) Purchase of Tonto Hills Utility Company.

Environmental Report: Cheryl Kaufman presented copy of notice received with Water bill. Also discussed “dust control” and adherence to newly posted 15 mph speed limit signs. Rick Nelson added that at least 2 more speed limit signs are needed.

Cheryl Kaufman updated the Board on her efforts with Representative Stapeley’s office, regarding various aspects of the dust-palliative application, including effectiveness, MCDOT monitoring time-lines (up to 1 year), reapplication schedule (after 3-4 months) and future testing of applications within our community.

Rick Nelson asked that Cheryl have dialogue with MCDOT liaison, on several subjects:

- 1) Acknowledgement of savings in labor etc... to maintain our roads, due to the dust-palliative application
- 2) Potential grant money available through Federal government / EPA, to offset costs of future applications and greater coverage within our community. Lou Frederick added that roads with a North/South orientation are in greatest need of dust control treatment. If future product testing could be “guided”, using these roads would help us best for overall dust control.
- 3) With new EPA dust level limits being lowered, Rick asked if Cheryl could have MCDOT provide any corresponding published data specific to revised traffic-count limits, if they exist.

Cheryl Kaufman voiced ongoing concern over excessive vehicle speed of Cave Creek School District busses. Cheryl also asked if Board felt it appropriate if she contacted the District to make them aware of concern and address with their drivers. Rick Nelson agreed that she contact the District on the matter and update the Board at the next meeting.

Old Business

Kevin O’Brien updated Board on community-committee efforts to learn more about the potential sale of the entrance Kachina by the present owner. Initial intent of the committee is varied and includes but not limited to the following: a) completing Title Search on property, b) verifying Title is free of encumbrances, c) verifying actual foot-print of improvement, d) an objective assessment of market-value and better sense of market-demand or interest.

Should the aforementioned areas of inquiry be in order & based upon market-value, the committee may elect to perform further due-diligence as to identifying legal entities with ability to purchase / or own the Kachina, a general cost-analysis for its purchase, annual

maintenance, related utilities and insurance. If process reaches this point, committee may consider surveying Home and Lot owners, to identify the community's level of interest in pursuing these efforts further.

Carol Landauer will research costs of Title Search and present at next meeting.

New Business

There was discussion about a call / voicemail received and directed to the Board, regarding an individual's interest in the possible purchase of property in Tonto Hills, with additional questions surrounding the disposition of possible Annexation by the City of Scottsdale. After exploring the subject, the Board agreed that we only share the facts, which are that there is no planned Annexation of Tonto Hills by the City of Scottsdale. Individuals can also be directed to our community Website for a review of the letter received from the C of S regarding the matter.

Reminder from Rick Pearson to Cathy Rockwell to proceed with arrangements to have Compilation Audit initiated / completed.

Cheryl Kaufman asked Board to consider that future THIA Board Meetings be held on the 3rd Wednesday of every other month. Board members agreed and Rick motioned for approval of the change, Cheryl Kaufman 2nd the motion and the motion passed. Next meeting will be in July.

Adjournment