

Tonto Hills Improvement Association
Meeting Minutes for November Board of Directors

Wednesday Nov 18, 2009

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

Board Member Absent: Ralph Spurgin and Rick Ersland

Guests Present: Kirk Landauer, Billy Hayes, Mary Pearson, Gary Hunt, John Pape, Jeff Pape and Keith Peirce

Rick Nelson called the meeting to order at 6:30 PM.

Open Forum:

Billy Hayes voiced concern over number of vehicles near his home, exceeding the speed limit and how to address this issue with the community. Rick Nelson asked that we table this particular issue until later in the meeting, where it would be reviewed in greater detail.

John Pape requested status update on dust-control and future paving. Rick Nelson asked that we table this particular issue until later in the meeting, where it would be reviewed in greater detail.

Approval of September 2009 Meeting Minutes:

Rick Pearson made a motion to approve the Sept 09 Meeting Minutes. Lou Frederick 2nd the motion for approval.

Treasurer's Report / Approval of September 2009 Report

Rick Pearson moved to approve the September 2009 Treasurers Report following the review of Landscaping, outstanding Property Liens and overview of YTD account balances. Carol Landauer 2nd the motion and it was approved.

Communication and Reports

ACC Report: Rick Nelson reported to the Board on the ACC and highlighted their approval of an owner submitted solar system, addressing an issue of excessive vegetation, review of a remodel and 1-Day Directional Signs used by real-estate agent.

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DWID Report

RE: City of Scottsdale

Contract negotiations related to the treatment and transportation of the CAP water are complete. The contract was approved by the COS City Council on November 17th.

RE: Central Arizona Project

The transfer agreement has been drafted. It has been sent to ADWR for review, and thereafter will go to Bureau of Reclamation. This could take until March 2010. As a final step the Superior Court of AZ must verify DWID formation legality and signatures.

RE: Arizona Corporate Commission

The ACC approved the sale of the assets and cancellation of the CC&N on October 20th.

RE: Tonto Hills Utility Company

The purchase agreement is in draft form. The next step is review by the DWID attorney. It should be complete in the very near term. Sale closing will be concurrent with WIFA loan closing and funding.

RE: Pressure Release Valves

The design and location survey are complete. Arizona engineering is preparing bid documents. Bidding and completion are dependent on WIFA funds.

RE: WIFA Loan

The loan application is under review. We are on the docket for the December 2009 loan approval meeting of WIFA. Loan document preparation will begin after Arizona Department of Water Resources and Bureau of Reclamation approval of the CAP transfer around March 2010. There is a possibility this might be delayed until the Superior Court approval. WIFA loan closing should be in May 2010 if all the earlier dates hold.

RE: DWID Assessments

Presuming the WIFA loan application is approved in December; all owners will be billed in January with a choice of full or installment payment options. A DWID public hearing will be held in February. The total WIFA loan amount, reduced by amounts received from owners who have by then paid their assessments, will be provided to WIFA in March. Semi-annual collection of the remaining installment assessments, possibly via the property tax process, will begin in September.

The earliest sale consummation may be May 2010. The latest appears to be September 2010.

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Gold Hill Report: In 2008 through 2009 there has been little to no activity the Board is aware of. Sage Gold Inc. out of Canada is the owner-of-record for the mining operation.

Tonto Hills Volunteer Fire Dept Update: Robert Kroger notified Board he is applying for available Grants to fund future building of a Tonto Hills Firehouse. Grant money has been received from Fire Dept. in Framingham NY and fund raising events are being scheduled for the remainder of the year. The Deer Trail hydrant is installed, making a total of 14 fire-hydrants within Tonto Hills.

Environmental Report: Cheryl Kaufman reported that dust-palliative was re-applied to roads. Discussion followed on road conditions, effectiveness of previous application and the scheduled quality-assessment planned by MCDOT in Spring 2010. Question was raised as to feasibility of community or community hired service to apply dust-control. MCDOT sited that present work runs approximate \$7000 per application and product is EPA Regulated. School District Bus drivers were reminded and have agreed to slow down vehicle speed within TH. MCDOT also says all "speed signs" are ordered.

Kachina Update: The Kachina remains "for sale" by owner and the advertisement can be viewed at FineArtAmerica.com. Current verbiage in sales-ad stipulates the sales-price "includes the ¼ acre" the Kachina resides upon. The posting-date for the Ad and Price appears to be from November 10, 2008. It was agreed that a survey may be sent to community with the purpose of understanding general levels of interest or importance associated with the presence of the Kachina at our entrance.

Old Business: There was review of several Assn Policies & Procedures. Of mention were the process of "applying" Liens, better Data Base management and the need to establish Duty Descriptions or Guidelines for THIA Officers. Officers have been asked to draw-up their individual descriptions and have ready for review at the December Board Mtg.

New Business: Several owners were sent Letters of Notification for delinquent receipt of Annual Assessments. Announcement made of March 25, 2010 as date of the Association General Mtg. Rick Pearson explained the complexity that can exist relating to Title Co's and the change of property ownership. Carol Landauer suggested that better communications with newly arriving home owners would be helpful. She further suggested that a Community Welcome Card could serve to establish initial contact between parties and the opportunity to confirm use of email or other data-base detail helpful to THIA.

Adjournment

Meeting was adjourned at 8:19pm.