

THIA BOARD OF DIRECTORS MEETING MINUTES  
WEDNESDAY, SEPTEMBER 16, 2009  
CHRIST THE LORD LUTHERAN CHURCH

BOARD MEMBERS PRESENT: Carol Landauer, Rick Pearson, Rick Ersland, Lou Frederick, Terry Luker

BOARD MEMBERS ABSENT: Cheryl Kaufman, Rick Nelson, Ralph Spurgin, Kevin O'Brian

GUESTS PRESENT: Mary Pearson, Billy Hayes, Denny Maple, Keith Peirce

The meeting was called to order at 6:39 PM.

#### OPEN FORUM

Billy Hayes stated he has been unable to red the Meeting Minutes off the website since reading the March Minutes. Rick Pearson will look into the matter. Billy said he was able to read the DWID minutes.

#### APPROVAL OF JULY 2009 MINUTES

Rick Pearson moved to approve the July minutes. Carol Landauer seconded the motion. The minutes were approved.

#### TREASURERS REPORT

Rick Pearson had taken over the Treasurers duties and updated the records. He is handing the records over to Terry Luker tonight.

On September 1, 2009, Rick Pearson sent out 21 60-day delinquent notices for the annual dues. Three of those have now been paid. Liens will be placed the month of October for any annual dues not paid. The accounts are: M&I Checking: \$20,761.35 and M&I Money Market: \$65,298.69. \$970.00 was paid for insurance for the officers' liability. The board wants to make sure this includes coverage of the ACC Board Members. Carol Landauer moved to approve the Treasurers report as stated. Rick Ersland seconded the motion. The motion passed. Rick Pearson stated that the THIA Treasurer must verify that a property (current owner) is not delinquent when answering the Title company's questionnaire prior to sale. It is important title is made aware of any outstanding liens and charges owed to THIA.

#### COMMUNICATIONS AND REPORTS

ACC REPORT - The ACC approved an outside shed/storage for lot 44. Lot 13 is working with the county and the ACC to restore the disturbed hillside.

#### OLD BUSINESS

##### D and R AMENDMENT REGARDING BARKING DOGS

The Board discussed barking dogs. There is nothing in the current D and R's regarding barking dogs. A motion was made by Carol Landauer NOT to pursue barking dogs as a D and R addition. The motion was seconded by Rick

Ersland. Motion passed. The Board suggested doing the following regarding barking dogs: Talk to your neighbor, call the Sheriff, individuals can take civil action.. You can send a letter of complaint to the Board. The Board can attempt to rectify the situation.

#### D and R AMENDMENT REGARDING LIGHTING

The Board feels that research needs to be done regarding lighting. We can review the county regulations and Desert Mountain/Scottsdale regulations. The Board can fine tune specifications that would work for Tonto Hills. Rick Ersland asked Lou Frederick to bring proposed lighting changes to the next Board meeting.

The Board will discuss the 15 MPH speed limit at the next Board meeting.

#### NEW BUSINESS

We discussed the 13<sup>th</sup> hydrant installation. We have already bought the parts. The price will be \$3,000 to install the hydrant. Rick Ersland moved to proceed with the installation of the existing, purchased equipment for the fire standpipe near lot 195. Carol Landauer seconded the motion. The motion passed.

The Board discussed use of Real Estate directional signs and D and R restrictions outlined in Section 15 limiting use of signs to-one sign per lot. Rick Pearson moved to write the owner of the property for sale, regarding the D and R's allowing one (1) FOR SALE sign per lot. After discussion, the motion was amended, by Rick Pearson, to read: We as a Board, will contact the realtor and inform them of the D and R violation regarding signs. The motion was seconded by Rick Ersland. The realtor for Lot 18 will be contacted and notified to remove all directional signs from properties. The motion passed.

Terry Luker informed the Board of the following fundraisers for the THVFD:

Fundraiser at Mesquites in Cave Creek on September 20, selling bottles of water at the Carefree Air Show on October 3. Rick Pearson stated there is a link on our website to [Carefree.org](http://Carefree.org).for more information on the 25<sup>th</sup> Anniversary of Carefree. There will also be a Halloween party for the development for kids and adults on October 31 as a fundraiser for the THVFD.

The next Board Meeting will be the 3<sup>rd</sup> Wednesday of November at 6:30 pm.

Rick Pearson moved the meeting be adjourned. Rick Ersland seconded the motion. The motion passed. The meeting ended at 7:50pm

Respectfully submitted

Terry Harper Luker  
Substituting Secretary

