

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

Wednesday, March 18, 2009

6:30 PM at Christ the lord Lutheran Church

**Board Members Present:** Lou Frederick, Cheryl Kaufman, Rick Pearson, Rick Nelson, Ralph Spurgin, Rick Ersland

**Board Members Absent:** Joel Cohn, Carol Landauer, Denny Maple (Note: Rick Nelson had Denny Maple's proxy)

**Guests Present:** Billy Hayes, Mary Pearson, Marilyn Flanders

The meeting was called to order by Rick Nelson at 6:35 PM.

**Open Forum:**

Billy Hayes asked how the WIFA loan funds for the DWID would be disbursed. Rick Nelson said the DWID was a separate entity from the THIA. He said the DWID BOD was meeting the next day. The question can be asked of them. Ralph Spurgin said there was a schedule for the WIFA loan disbursement on the web site and that to his knowledge the disbursement plans had not changed.

**Approval of Meeting Minutes:**

Rick Ersland moved the amended minutes for the February Board meeting be approved; Rick Pearson seconded the motion. The motion passed.

**Treasurer's Report:**

The draft budget was discussed. Rick Ersland suggested that the draft budget be provided to property owners in advance of the AGM. All agreed that this would be considered for next year.

Ralph Spurgin suggested that plus/minus percentages of change columns for this year's actual to this year's budget and next year's budget to this year's actual be added. All agreed that this would be considered for next year.

There was a discussion of the format for the draft P&L budget and balance sheet format. For the balance sheet we decided to show the new Accounts Receivable asset. We agreed not to show a legal reserve of \$40K as a subset of Savings but to retain the policy of ensuring that Savings never drop below that figure.

For the draft P&L budget we decided to drop the 2006-2007 column. We agreed to show the subtotals and totals for the 2007-2008 year.

There was a discussion of the Net Income for the budget year being low by comparison to prior years' actual. We decided that the new Board will re-look at the budgeted amounts.

As of March 17, 2009 the checking account balance was \$4,757.22; the savings account balance was \$65,232.89. The Treasurer's report was approved.

### **Communications and Reports:**

Rick Nelson said that he had attended the first DWID BOD meeting. He asked them to consider paying for some fire hydrant installations. He also asked them to consider asking for liaison between the THIA BOD and the DWID BOD.

Ralph Spurgin said that if we want the DWID to provide safe, reliable water at the lowest possible reasonable price we should not ask them to pay for fire hydrant installations. We agreed that it is a good idea to have the discussion.

Ralph Spurgin said that the DWID BOD might consider changing their meetings to the Tuesday immediately preceding the THIA BOD meeting. As a result a liaison would be able to provide timely updates to the THIA BOD.

Rick Pearson asked whether the DWID would consider reimbursing the THIA for \$4,046.34 spent on the PER. Rick Nelson said he would check meeting minutes to see if there was any discussion of reimbursement when THIA approved the expenditure.

Lou Frederick reported that the ACC had approved an addition to one home. They began the approval process on another home. They are still reviewing the attorney response on Doug Crane's approval.

### **Annexation:**

Cheryl Kaufman received the requested COS report on Tonto Hills annexation from Don Hadder. Cheryl Kaufman will e-mail a copy to all Board members.

The report confirms what we were told at the last meeting and what we included in the Annexation Committee's final report. Scottsdale is not interested in proceeding.

A copy of the report will be posted to the web site under the title Scottsdale's Tonto Hills Annexation Study. A copy will also be included with the BOD meeting minutes.

A few copies will be available at the AGM. We will mail copies to interested parties.

### **Environmental:**

Cheryl Kaufman reported that the County had treated a portion of Old Mine Road with a product that binds with water to control dust. This was done in lieu of chip sealing. It appears to be working well.

We have to wait and see how it holds up in a strong rain. The County will grade this section only twice yearly and reapply the product. Cheryl Kaufman will contact the County to determine the maintenance schedule more precisely.

She will also find out how much the County would charge us to apply the product to more mileage. We'd like to know this in order to answer questions.

**Old Business:**

There was a discussion of where to locate the dumpsters. Rick Nelson has left messages for Richard Smail regarding possibly using his commercial property. We discussed using the site donated to the THVFD. We discussed using a site on the road to the water tank. Rick Nelson will investigate and decide the best location.

Rick Nelson will order the dumpsters as soon as he determines the site. At the AGM we will emphasize that no landscapers or construction workers should use the dumpsters. We'll emphasize that vegetation only is appropriate and should be in compactable sizes.

Rick Nelson discussed his research on the assessment and voting rights commercial property questions raised at last year's AGM. He had provided a written explanation of his findings. We agreed that he should cover it at the AGM.

Ralph Spurgin discussed his lack of progress in investigating why assessments on fifteen matched homes in Tonto Hills increased 62% from 2007 to 2009 vs. the Carefree Hills homes decreasing 2%. We agreed he should provide the background information and a strong suggestion that property owners scrutinize their assessments at the AGM.

**New Business:**

Rick Ersland asked whether the second island inside the entrance was landscape maintained. It is not. We can address maintaining it when the contract comes up for renewal in the near future.

Ralph Spurgin asked whether the Board should appoint someone to keep up to date on the Gold Mine plans and our responsive action possibilities. We agreed we should regularly monitor the situation. The new Board will address this subject.

**Adjournment:**

Upon motion by Rick Ersland and a second by Lou Frederick, the Board adjourned at 8:25 PM.