

1/21/10

**Tonto Hills Improvement Association**  
**Meeting Minutes for January Board of Directors**  
**Wednesday, January 20, 2010**

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

**Board Members Absent:** Cheryl Kaufman and Kevin O'Brien

**Guests Present:** Billy Hayes, Mary Pearson and Bob Swan

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

**Open Forum**

Rick Nelson gave the Desert Foothills Landscape contract extension to Terry Luker.

Rick Nelson mentioned that the deadline for Board nomination was January 31.

Bob Swan requested the DWID be provided the e-mail addresses for THIA members for the purpose of their mailing a newsletter. After much discussion, Ralph Spurgin moved that THIA e-mail the DWID newsletter, that will be of interest to THIA members, on behalf of the DWID and provide the DWID with a list of members not e-mailed. Rick Pearson seconded; the motion passed.

**Approval of December Minutes**

Carol Landauer moved for approval; Terry Luker seconded. The motion passed.

**Communication and Reports**

**Treasurer's Report**

Terry Luker reported that we have \$4,388.67 in checking and \$79,350.49 in the money market account for a total of \$83,739.16. She also presented the YTD P&L statement. She presented an update on the lien status. Ralph Spurgin moved that the Board approve the Treasurer's Report. Rick Ersland seconded; the motion passed.

**ACC**

Rick Ersland reported that there was no meeting because there was no business to handle.

**Environment**

There was no report because, at the last minute, Cheryl Kaufman was unable to attend.

## **DWID**

Ralph Spurgin reported that the pressure release valves contract has been awarded, the first assessment letter will go out February 5 rather than January 30, and the closing date is still set for June 1. An updated milestone has recently been posted to the web site.

## **Old Business**

Rick Pearson and Terry Luker presented a detailed Treasurer's Responsibilities paper. They will excerpt the primary responsibilities into a bullet point document. They will outline step-by-step points for recording a property transfer and processing/removing liens.

Ralph Spurgin provided an updated Secretary's Responsibilities list. He will delete the detail on phone messages and add survey tallying as a task.

## **New Business**

Rick Nelson will have Carefree Executive Services make a presentation at our next meeting.

There were 29 yes votes and 24 no votes thus far on acquiring the Kachina via an assessment. After much discussion, the Board decided to give members an update on the issues and progress at the AGM. In the meantime Rick Nelson and Kevin O'Brien will initiate a tile search on the quarter acre plot. Kevin O'Brien will meet with Patrick Trotter for further discussions..

The BOD agrees to seek legal counsel on an issue involving liens. At the same time Rick Nelson will ask questions related THIA and the kachina.

Rick Pearson moved that THIA decline a property owner request for waiving of interest and late fees on properties foreclosed upon. Rick Erslund seconded; the motion passed.

## **Adjournment**

Rick Pearson moved for adjournment; Rick Erslund seconded. At 8:40 the motion passed; the meeting was adjourned.