

**Tonto Hills Improvement Association**  
**Board of Directors Minutes for 11/9/10 Meeting**

Board Members Present: Ann DiChiara, Carol Landauer, Rick Nelson, Rick Pearson, Ralph Spurgin and Martha Stock

Board Members Absent: Cheryl Kaufman

Guests Present: Charlie Civer, Jim Day, Louise Day, Kirk Landauer, and Eric Luker

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

**Open Forum:** The Board discussed the advisability of pro-rating assessments on foreclosed properties. The consensus was to continue our present practice of not pro-rating.

**Minutes:** Carol Landauer moved and Rick Pearson seconded a motion to approve the October 12 minutes. The motion passed.

**Treasurers Report:** Rick Pearson reported that as of November 8 we had \$29,192.12 in checking and \$69,726.64 in the money market account. Ralph Spurgin moved and Carol Landauer seconded a motion to approve the Treasurer's Report. The motion passed.

**New Business:** Given the interest of the Lot 170 owners, Rick Nelson decided to address New Business earlier in the agenda. After lengthy discussion regarding the Lot 170 remodel and the ACC approval process, Carol Landauer moved and Ann DiChiara seconded a motion that the Board of Directors approves the plans in order to maintain the integrity of this specific property. The motion passed.

Rick Nelson and Rick Pearson presented information on the assessments for parking lot tracts F, G, H, and J. After the discussion the Board consensus was that these tracts should not be assessed annual dues.

Rick Nelson will draft and circulate a template related to the election of next year's Board.

**Communication and Reports**

**ACC Update:** Ralph Spurgin reported there was nothing to update beyond the aforementioned remodel.

**DWID Update:** Seventy-eight owners paid their DWID assessment in full. Consequently, the WIFA loan amount will be \$497,000. The web posted milestones have not changed.

**THVFD:** Rick Nelson said there was nothing to report.

**Environment:** There was not a report.

**Old Business**

**Cell Towers:** The BOD circulated the attorney response indicating that the likelihood of a successful legal challenge is slim and would be expensive. Consequently, we'll explore a political solution. Ralph Spurgin will draft and circulate talking points for a meeting with Don Stapley. Charlie Civer will set the meeting. The Board consensus was that we'd like NewPath discussions held with the community and community acceptance of the number and location of cell towers negotiated.

**Adjournment:** At 9:19 PM, Carol Landauer moved and Rick Pearson seconded that the meeting be adjourned. The motion passed.