

10/13/10

## **Tonto Hills Improvement Association**

### **Board of Director's Minutes for 10/12/10 Meeting**

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

Guests Present: Charlie Civer, Richard Grady, Kirk Landauer, and Mary Pearson

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

Open Forum: Rick Nelson gave an update on the fake saguaro cell towers. Ralph Spurgin and Rick Nelson met with our attorneys. They will have a report soon regarding our legal options. Charlie Civer provided information regarding development regulations related to wireless facilities. NewPath, the cell tower owner, requested the building permit on 9/21, it was approved on 9/21 and work was completed on 9/30.

Approval of June 15, 2010 Minutes: Rick Pearson moved for approval, Cheryl Kaufman seconded and the motion was approved.

Approval of the Treasurers Report: Rick Pearson presented the P&L and balance sheet. THIA has \$29,197.52 in checking and \$68,451.64 in the money market savings. Rick Pearson will pay another \$200 to the church. Rick Pearson reported that THVFD has provided documentation regarding the THIA donation. Ralph Spurgin moved for approval of the Treasurer's Report, Carol Landauer seconded, and the motion was approved.

#### **Communications and Reports**

**ACC Update:** Ralph Spurgin reported that the remodel plans for Lot 170 will be addressed at tonight's ACC meeting.

**DWID Update:** Ralph Spurgin reported that the latest DWID milestone anticipates new contracts to property owners on 10/15, Superior Court affirmation of the transfer on 11/30, WIFA loan closing on 12/5, and pressure relief valves installation on 1/15/11. Due to the delays, the next assessment payment won't be due until November 2011. Charlie Civer gave assurances that property owners will be notified of payment particulars after the loan closing.

**THVFD Update:** Rick Nelson reported that all fire hydrants that have been funded have been installed. No more funding is anticipated until after the DWID closing and discussions with the DWID BOD. There is no new information on the THVFD fire station. No response was received from the "Road to Nowhere" property owner. No firm decision was made on next steps.

Environment Update: Cheryl Kaufman met on 9/14 with John Morast, Development Services Operations Manager for Maricopa County. Two of his subordinates and two other residents also attended the meeting. John Morast said the dust palliative soil cement treatment was a one year test program. No more applications are anticipated. Cheryl Kaufman gave assurances that when properly applied the dust palliative worked well.

We are on an every eight week grading schedule. We are barely over the EPA particulate count (but still over). Cheryl Kaufman discussed our concerns regarding wash boarding and lack of proper crowning and drainage. John Morsat said they would do an engineering assessment. This will include culvert needs and road covering. They will look at tall oil pine tar pitch (this is not chip seal) among other things. Cheryl Kaufman will ask when this assessment will be completed.

Cheryl Kaufman told them we were three 15 MPH short of what was promised, one of the installed 15 MPH signs was removed and both 25 MPH signs near the entrance are missing. John Morsat forwarded the needs to the appropriate person. If any property owners want Children at Play signs, they should request them directly through the County Supervisors' office.

Rick Nelson suggested we propose an AGM ballot measure to determine whether property owners want dust- palliative soil cement on all TH roads.

### **Old Business**

Rick Nelson will compile and publish the Association Policies and Procedures. Hopefully, we can finalize them at the next meeting.

Rick Pearson reported he had about 120 e-mail addresses. There are about 100 members for which he does not have e-mail addresses. He posts BOD meeting notices and minutes to the web site. He sent dues invoices via e-mail to those for whom he had addresses. Some people without the free Acrobat Reader program from Adobe might not have been able to open the attachment. There are about 30-35 members past due.

After discussion, Ann DiChiara moved that these people be sent a hard copy invoice with a notice that if not paid within 30 days a \$25 late fee would be assessed and if not paid within 60 days another late fee assessment plus a lien would be levied. Carol Landauer seconded the motion; the motion passed.

Rick Pearson reported that he was working through the start-up challenges with Carefree Executive Services. He advised that he will be relaxing his oversight.

Rick Pearson will follow-up with CES to ensure our ACC compliance form has been filed.

Rick Nelson signed the renewal contract with Desert Landscape.

Rick Pearson moved that we accept the lot 36, payment as being payment in full. Carol Landauer seconded; the motion passed.

Rick Nelson advised that he will handle inquiries from title companies and real estate agents since we don't have an official Treasurer and to relieve Rick Pearson of some work he has accepted.

Rick Nelson and Rick Pearson will meet on the parking lots dues assessment issue.

The BOD received Lou Frederick's BOD resignation letter.

Other Old Business on the agenda was tabled.

### **New Business**

After much discussion on our possible legal, political and public relations options related to the installation of the cell towers without any community involvement, Ralph Spurgin moved that the BOD

approve an expenditure up to \$10,000, to explore options and recommend actions to remove the existing towers and prevent installation of additional towers without community involvement. Rick Pearson seconded; the motion passed.

### **Adjournment**

At 8:40 PM Carol Landauer moved that the meeting be adjourned. Ann DiChiara seconded; the motion passed.