

TONTO HILLS IMPROVEMENT ASSOCIATION

Minutes of the ANNUAL GENERAL MEETING

March 25, 2010

At

Christ the Lord Lutheran Church

Meeting called to order at 6:55 p.m. by Rick Nelson, President.

Board Members Present: Rick Nelson, Carol Landauer, Rick Pearson, Cheryl Kaufman, Terry Luker, Lou Frederick, Kevin O'Brien,

Absent: Rick Ersland, Ralph Spurgin

Upon check-in, meeting attendees were given a copy of the financial statement.

1. Rick Nelson thanked the ACC, Board, the TH Volunteer Fire Department, and Kirk Landauer (supervising maintenance of the entryway) for their contributions to the residents of Tonto Hills, and expressed appreciation for their work to the community.
2. At 7:00 p.m., President Nelson called for final collection of ballots and tally of votes. Carefree Executive Services hired by THIA to perform this duty is on-site at the AGM.
3. It was announced that the year's budget for yard debris collection amounted to seven 40-yard dumpsters. C. Kaufman stated that delivery of the first dumpster would occur in the next week, would be located at the top of HoHoKam, and break-down of all materials was necessary for optimum use of each dumpster.
4. The vandalism to the mail boxes was discussed and that the post office responded quickly when made aware of the problem.
5. Approval of the AGM minutes of March 26, 2009 was called upon, and there was one objection: the words "...to vote taken..." should be amended. President Nelson offered "...a poll was taken concerning interest...." Jim Day made the motion to pass; Ann DiChera seconded same. The motion passed.
6. The Treasurer's Report was presented which included a draft Budget along with the Balance Sheet. It was noted the biggest problem in 2009 was foreclosures and property transfers, affecting dues collections and research for release of clear title. President Nelson stated that the next Board would have to work on a final 2010 Budget.
7. Jim Day questioned assessments on properties in arrears of dues collection. Rick Pearson recapped the delinquency percentages in TH as levied on properties bearing unpaid THIA dues. The matter was discussed that unpaid THIA assessments and liens are cleared by law in event of foreclosures.
8. Jim Day made motion to approve the Treasurers Report; Eva Wendt seconded. Motion passed.
9. Eric Luker presented the ACC Report to the AGM. The report showed only three projects for the year – one solar H2O project and two sheds. Mr. Luker reminded the assembly that all projects require prior submission to the ACC and approval from both the ACC and the County before any work commences in Tonto Hills. President Nelson thanked the ACC members for their service.

10. The Tonto Hills Volunteer Fire Department presented its year's progress to the community by Darryl reading Chief Kroger's report. There were no fires reported in 2009. The THVFD continues to work with Rural Metro on training sessions held throughout the year. The THVFD thanked the community for money contributed for truck maintenance and equipment maintenance efforts. It was announced that Lou Frederick, who helped found the THVFD, retired in 2009. The community was reminded to clear 50' areas from around dwellings as the summer fire season was approaching. The THVFD thanked its auxiliary for their fund-raising activities. A suggestion from the assembly was to move the mail boxes into the fire station after its completion in TH.
11. Regarding Gold Hill issues, Rick Nelson announced that there were no updates on Gold Hill but that Sage Gold, responsible for the Gold Hill prospectus, was being monitored. The community would be updated with any new developments or news. Mr. Leek questioned whether the Forest Service would have authority if asked to improve the road to the mine; President Nelson responded that TH has lodged a long-standing objection to improvements on Old Mine Road north of Blue Wash.
12. Carefree Executive Services at this point of the meeting presented the final count and announced that votes counted resulted in the following residents' election to the next Board: Ann DiChera, Rick Nelson, Rick Pearson, Ralph Spurgin, Martha Stock, Carol Landauer, Cheryl Kaufman, Kevin O'Brien, and Lou Frederick.
13. The ACC's members elected for 2009 were: Messrs. Landauer, Pagel, Rockwell, Luker, Patterson and Smallish.
14. Cheryl Kaufman reported on the Roads situation in TH. School buses, delivery trucks (UPS and FedEx), and garbage trucks are routinely observed speeding on TH roads. The Board will contact the offenders and request that the speed limits are strictly adhered to. The TH assembly made suggestions such as installing speed bumps, requesting the Sheriff's Department to write tickets to speeders, consolidating garbage pickups to one company, and reminding the community of the reduced speed to 15mph to keep dust down.
15. The matter of acquiring the kachina at the TH entryway was discussed. Members of the Board had researched the matter of unclear title and the fact that the THIA cannot "own" any land or assets as an improvement association. A survey of interest of acquiring this kachina was presented to the community: of the 220 properties only 69 responded -- 38 in favor and 31 opposed. The owner of the kachina and property, Mr. Trotter, was asking \$15,000. Discussion ensued: level of interest, only possible owners could be the THVFD or the DWID; consideration of bills for water, electric and taxes; painting to refresh the structure and insurance. President Nelson stated that any decision on acquisition of the kachina would have to be presented and approved by the community before further action or money/time spent on the project.
16. The issue of barking dogs was presented. The D of R's do not specify a remedy of this situation, and residents were encouraged to talk to the offending dog owners about the offending behavior. All dog droppings are to be picked immediately by owners walking dogs in the community. To be noted: Par.14 states that THIA gives "permission" for residents to own domestic animals. The Board will consider if this language provides any authority to control excessive barking.
17. Open Forum commenced at the assembly and the following topics were voiced: Vandalism of vehicles on Kendra Lane; need for a community directory; a light installed at the mail boxes; contacting the Sheriff's Department to monitor TH more frequently.

A motion was made to adjourn at 9:30 p.m.; it was seconded and carried.