

## **Tonto Hills Improvement Association**

### **Board of Directors Minutes for 1/18/11 Meeting**

Board Members Present: Carol Landauer, Cheryl Kaufman, Rick Nelson, Rick Pearson and Ralph Spurgin

Board Members Absent: Ann DiChiara and Martha Stock

Guests: Kirk Landauer and Mary Pearson

Rick Nelson called the meeting to order at 6:44 PM

Open Forum: No comments

Approval of Minutes: Carol Landauer moved and Rick Pearson seconded a motion for approval of the November 19 minutes. The motion passed.

#### **Communication and Reports**

Treasurer's Report: Rick Pearson reported that the Association had \$27,942.87 in checking and \$68,485.77 in the money market account. Rick Pearson reported that we have fifteen properties delinquent in dues payments; six of these are bank owned. Ralph Spurgin moved and Carol Landauer seconded a motion to approve the Treasurer's report. The motion passed.

ACC: There are three minor projects in the preliminary review phase.

Environmental: Cheryl Kaufman has sent two e-mails reporting two 15 MPH signs have disappeared and we need three more additional signs. She is awaiting a response. Rick Nelson has received numerous complaints regarding the last road grading job. Cheryl Kaufman will request a meeting with the County Road Construction Supervisor. Rick Nelson will get input from the DWID regarding their concerns and will attend the meeting with the County. There are no plans for additional soil palliative treatments on the previously treated part of Old Mine Road.

DWID: The Pressure Relief Valves construction will start on 1/31. The loan closed at 3.381% rather than the 6% in the plan. Consequently, payments will be lower. Ralph Spurgin suggested that interested members check the web site. The DWID Policies and Procedures document and the minutes from the DWID December 13 meeting are informative.

## **Old Business**

Financial Policies and Procedures: Rick Nelson distributed the latest version. He requested that Board members send him their red line comments immediately. The Board decided not to include these in the THIA By-Laws.

Cell Towers: THIA received some complaints about the cell towers within the community and a few complaints regarding the Board's actions in this matter. Charlie Civer and Ralph Spurgin met with Don Stapley, County Supervisor, to outline our concerns and suggested action steps. Mr. Stapley was interested in helping. Rick Nelson sent a letter to Mr. Stapley recapping key points. Charlie Civer is following up for a response. There is a cell tower education meeting on January 24 at Carefree Town Hall at 5 PM. Rick Nelson and Ralph Spurgin plan to attend.

Kachina: The Board decided that the THIA should not pursue purchase of the Kachina. Individual members might do so.

Electronic Communication: Rick Pearson will let Board members know which members' e-mail addresses we do not have.

CES: Rick Pearson had no issues to report

Community address/telephone book: Rick Pearson moved and Cheryl Kaufman seconded a motion the Board not facilitate the development of a community address/telephone book. The motion passed.

## **New Business:**

AGM: Rick Pearson will provide mailing labels by mid-February. Rick Nelson will finalize last year's minutes based on Cheryl Kaufman's draft. Rick Nelson will insert the agreed upon draft budget figures. Rick Pearson will provide a summary Treasurer's Report by March 15 for the AGM.

ACC Policies and Procedures: There was much discussion. Rick Nelson requested that Board members send him their redline comments on the draft immediately. Once finalized, they will be included in the by-laws.

**Adjournment:** At 8:44 PM Ralph Spurgin moved and Rick Nelson seconded a motion for adjournment. The motion passed.