

3/2/11

Tonto Hills Improvement Association

Board of Directors Minutes for 3/1/11

Board Members Present: Carol Landauer, Rick Nelson, Rick Pearson, and Ralph Spurgin. Ann DiChiara participated by phone on the by-laws change.

Board Members Absent: Cheryl Kaufman and Martha Stock

Guests Present: Kirk Landauer and Mary Pearson

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

Open Forum: Rick Nelson reminded everyone that the THVFD was having a Kachina clean-up “party” on March 12 at 8:00 AM. The THVFD now owns the kachina and the portion of tract “J” it sits upon.

Tom Classen, Desert Mountain Club, Inc., advised us that the right of way north of Bartlett Dam Road on the west side of Cave Creek Rd. to Deer Trail has been transferred to DMC, Inc. with a deed restriction that nothing can be built on it.

Rick Nelson attended a meeting at Carefree Town Hall related to DAS cell towers. The FCC has ruled there is no basis for challenges on safety issues. Courts have generally ruled that communities can have a say on aesthetics and location, but a greater good is served by their being installed.

Minutes: Carol Landauer moved and Rick Pearson seconded a motion to approve the minutes for the prior meeting. The motion passed.

Treasurer’s Report: THIA has \$28,548.73 in checking and \$68,509.04 in the money market for a total of \$97,057.87. The BOD agreed that late fees, not paid when annual assessment payments are received, will be carried over and added to the next year’s first billing. The BOD agreed that liens will not be released until the full amount owing has been paid. Ralph Spurgin moved and Carol Landauer seconded a motion to approve the Treasurer’s report. The motion passed.

ACC: The ACC did not hold a meeting. There was nothing to report.

Environment: THIA submitted a request for additional 15 MPH signs.

DWID: Installation of the pressure relief valves has been delayed by a County requirement for assurance bonding.

Old Business

AGM readiness: Everything has been mailed. Rick Nelson reminded Board members and volunteers to arrive at 6:00 PM.

Cell Towers: THIA wrote the ACC regarding our concern that NewPath had not notified the community prior to installing the faux cactus cell towers. Ms. Ortiz, ACC Staff, forwarded our concerns to NewPath and “docketed” our letter. We have the option of requesting a meeting with Commissioner Kennedy. Ms. LaGrande, attorney for NewPath called. We have a meeting with Stephen Garcia, VP Operations for NewPath, tentatively scheduled for 1:00 PM on March 10. Rick Nelson will develop an agenda for posting. We also sent a second letter to Supervisor Stapley. Charlie Civer will follow-up for a response.

Financial Procedures: The BOD approved the document with a name change to “THIA Policies and Procedures”. Rick Nelson will send the final version to BOD members.

ACC Procedures: The BOD approved the procedures.

New Business

By-Laws: Rick Nelson suggested that the ACC procedures approved above be incorporated in the by-laws. Rick Pearson moved that the ACC procedures become section 5 of article 6 of the by-laws. Carol Landauer seconded. The motion passed.

Dumpsters: THVFD has contracted for one dumpster on March 12 for the kachina clean-up. THIA will have dumpsters available for yard waste beginning March 21. Rick Nelson will scout the best location.

MCDOT: Rick Nelson will develop and circulate a proposed agenda for meeting with MCDOT. Cheryl Kaufman will schedule the meeting for prior to the AGM. Primary topics will be grading and dust control.

Adjournment: At 8:38 PM Ralph Spurgin moved and Carol Landauer seconded that we adjourn. The motion passed.