

THIA Board of Directors Meeting Minutes
August 16, 2012 - 6:30 P.M.
Christ the Lord Lutheran Church

Members Present

Carol Landauer, Tom Caglioti, Ann DiChiara, Dick Mocny, Tia Johansson

Members Absent

Cheryl Kaufman, Kevin O'Brien, Charlene Lavinger, Rick Leach

Call to Order

Carol Landauer called the meeting to order at 6:30 PM.

Open Forum

No opening comments.

Approval of Minutes

Ann DiChiara moved for approval of the minutes. Dick Mocny seconded; the motion was approved.

Treasurer's Report

Dick Mocny distributed the Profit and Loss statement and the balance sheet. Total assets in checking and savings accounts are \$139,825.40. Ten members remain delinquent in their assessments. One more invoice will be sent; then liens will be filed if dues remain unpaid.

Ann DiChiara moved for approval of the Treasurer's Report. Tom Caglioti seconded; the motion was approved.

ACC Report

At the July 9 ACC meeting, the ACC reviewed plans for a garage and casita on Lot 123, a patio/pool on Lot 157, driveway pavers on Lot 59, and a pool equipment structure on Lot 130. At the August 14 meeting, the ACC reviewed plans for new house construction on Lot 97.

Environmental Report

No Environmental Report was made since Cheryl Kaufman was absent

Old Business

Maricopa County Hillside Ordinance:

In order to remain consistent with this ordinance, the ACC and THIA will begin proceedings to obtain votes to change Item No. 8 of the D of R's from a "4" foot setback to a "40" foot setback.

Carol Landauer motioned to authorize no more than \$750 to obtain legal services to initiate and guide the revision process. Tom Caglioti seconded. Motion was approved.

Bank Signatures/New Bank: After investigating options, Mr. Mocny advised THIA to continue banking with M & I bank.

Mountain Lion Sightings: A mountain lion was sighted in the early morning hours around the 1st week in August in the vicinity of the intersection of Tonto and Manana Roads. Early summer, during the middle of the day, a mountain lion was seen on a homeowner's outside wall, but left once the owner opened the door and made noise. Midsummer; while walking in the evening, a Tonto Hills resident heard and saw what he thought might be a mountain lion in the vicinity of Old Mine and Blue Wash. It was noted also that a UPS truck driver saw a mountain lion in the community around 11:30 a.m. sometime during midsummer as well.

Lightning Strikes: The Board discussed including in fall newsletter information regarding encouraging residents to call 911, then THVFD if they see a severe lightening strike that may have touched ground or any desert plants near or in Tonto Hills. The newsletter will also publish the forest service emergency number.

2012 THVFD Fundraisers: 5K Run in Tonto Hills will take place September 22, 2012; registration fee is \$30. Request made to include flyer in the fall newsletter and on www.tontohills.org. Ann DiChiara advised that the race t-shirts have been ordered; and there is a website for registering for the run. Further discussion regarding logistics for this event will be discussed among the Auxiliary Committee at their meeting on September 5.

The "Wine Tasting" dinner fundraiser has been postponed until October 13, 2012. Halloween Fundraiser date to be announced. Ann DiChiara has arranged for raffle tickets to be printed for the holiday raffle which will be held at the Holiday Fundraiser Dinner on December 1, 2012.

New Business

Tonto Hills Security Issues:

Carol Landauer advised 2 men were arrested for "Breaking and Entering" in Cave Creek but she was uncertain if they were the individuals who recently broke into a Tonto Hills residence.

The Board discussed significant/severe littering at the top of a paved driveway leading to an empty lot off of Old Mine. Trash, cigarette butts, empty beer cans, broken glass and evidence of fireworks and "camp fire" activity have been documented and photographed. Tom Caglioti moved to retain attorney services to review options in regard to communicating with the property owners of Lot 224K pertaining to security and fire safety issues related to their property. Previous contact with property owners proved unfruitful. Dick Mocny seconded: motion was approved.

A property owner made the request to the Board to investigate options for installing a security gate at the main entrance into the community, thus making Tonto Hills a “gated community”. The Board discussed this request in detail, and concluded that the installation of a security gate will not be considered due to the following reasons; 1) Maricopa County requires 24/7 “open” access to all county roads. 2) A change of ownership would be required of all roadways within Tonto Hills from public to private at which time TH would assume all responsibility and costs for grading, maintaining, improving and rebuilding roadways and road surfaces, etc. Any and all expenses in relation to the installation and maintenance of a security gate (one at each of three Tonto Hills entrances) would be assumed by the residents and property owners of Tonto Hills. Such costs would be prohibitive.

Adjournment

Carol Landauer motioned for adjournment at 8:20 p.m. Motion was approved.