

**TONTO HILLS IMPROVEMENT ASSOCIATION**  
**Minutes**  
**6:30 PM, Wednesday June 18, 2014**  
**Christ the Lord Lutheran Church**  
**9205 E. Cave Creek Rd, Carefree, AZ**

- I. Call to Order – BOD President Richard Grady called the meeting to order at 6:36
- II. Roll Call
  - a. Members Present – Richard Grady, Tom Caglioti, Cheryl Kaufman, Dick Mocny, Rick Leach, Rick Nelson, Keith Pierce.
  - b. Members Absent – Diana Cole (Tom took minutes), Jackie Hoagland.
  - c. Guests – Steve Rensel, Mike Rockwell, Don Mann, Rick Patterson, Ron Phillips.
- III. Open Forum
  - a. ACC clarified the hillside designation concerns for the BOD. The County designation was formerly 15% drop over 5'; it is now 15% over 10'. ACC expressed the concern that this new designation would allow for significantly more lot disturbance within our community. Their recommendation is to revise the appropriate THIA governing document to maintain the former, stricter hillside designation.
  - b. Steve Rensel expressed his concerns about Richard Grady's suitability as THIA BOD President and requested that Richard resign from the position.
- IV. Consent Agenda Items:
  - a. BOD voted unanimously to accept the current Meeting Agenda and to Approve the minutes of 5/22/2014.
- V. Reports
  - a. Treasurer's Report – Dick presented the THIA Profit and Loss statement dated April 1 – June 18, 2014. Dick noted that there were ~50 annual fees not yet received. Rick Nelson made a motion to accept. Keith – 2<sup>nd</sup>. The motion passed without objection.
  - b. Architectural Committee – Tom gave an update of recent ACC activity.
- VI. Unfinished Business
  - a. Conflict of Interest - Richard made a motion to delete the previous amendment made by BOD, and to replace it with a revised one. The new amendment will go in Section 2.1 of the THIA By-Laws Addendum A, and will read as follows: **Each ACC member shall recuse themselves from the review and decision process if any professional relationship exists between themselves and the property owner or if an ACC member has a financial interest in a property under review.** Rick Nelson - 1st, 2<sup>nd</sup> by Tom. Motion was approved unanimously.
- VII. New Business
  - a. The proposed hillside amendment cannot be added to the By-Laws, as they are specific for ACC Policies and Procedures. A design control amendment must go in the D of R's. As an interim measure, BOD agreed to add a definition of "Hillside" to the existing ACC By-Laws

