

# TONTO HILLS IMPROVEMENT ASSOCIATION

## ANNUAL GENERAL MEETING MINUTES

March 25, 2015

7:00p.m. **Call to Order**

**Board members present:** Diana Cole, Jacki Hoagland, Cheryl Kaufman, Dick Mocny, Rick Nelson, and Keith Peirce.

**Members absent:** Rick Leach, Richard Grady

**Open Meeting Comments:** Vice-President Cheryl Kaufman made opening comments and recognized and thanked various individuals and organizations, including the DWID, THVFD, and the ACC for their contributions and work for the community during the past year. Cheryl also thanked Nancy Nelson, Sue Victor and Cindy Leek for handling the registration table this year.

### **Approval of the 2014 AGM Minutes:**

A motion to approve the minutes was made by Keith Peirce, seconded by Jacki Hoagland, and approved.

### **Treasurer's Report:**

The current Treasurer's report and proposed budget were presented by Treasurer Dick Mocny. Rick Erslund requested the THVFD budget be made public. Martha Stock requested that the proposed budget and the THVFD budget be mailed with meeting materials prior to next year's meeting.

### **Reports:**

**THIA Board:** Cheryl Kaufman gave a review of THIA activities during the last year, including approval of a 40 foot rear set-back scrivener's amendment to the D of R's, initiation of the pending petition process for a hillside ordinance amendment to the D of R's, revision of THIA Bylaws, posting of all governing documents on the website including the Articles of Incorporation, adoption of a THIA Board Code of Conduct, establishment of a THVFD liaison committee, and the conduction of a road survey. Cheryl also explained that there are very few

Improvement Associations left in Arizona. Most laws are aimed towards HOAs and Planned Communities which do not apply to Tonto Hills.

**ACC:** Don Mann, Chairman of the ACC, thanked members Rick Patterson, Steve Rensel, Corey Garrison, Nick Tilley, Mark Battiste, Bob Swan, and Mike Rockwell for their service during the past year. Chairman Mann reviewed the work of the ACC over the last year and answered questions regarding the 40 foot rear setback, the change in the hillside definition, and the wine and coffee bar that is planned for two commercial lots at the entrance of Tonto Hills. He encouraged residents to attend ACC meetings for more details.

**THVFD:** Gary Hunt, THVFD Chief spoke for the Tonto Hills Volunteer Fire Department. Chief Hunt thanked all the THVFD volunteers. He also answered questions on the expenses of last year's budget. Corey Garrison asked for community interest in a fire extinguisher program and possible certification as a Firewise Community. Members also requested a procedure pamphlet for fire emergencies, and that requests for donations be mailed to all residents in case they are unable to attend a THVFD fundraiser. Mark Battiste requested that the board initiate steps to ensure that new community members are informed of Rural Metro services.

**Environmental:** Rick Nelson reported on the results of the community road survey. 33% of owners responded. Rick will post the survey results on the website. Rick explained that the county is currently doing a study of Tonto Hills roads to evaluate road status and drainage issues.

### **Old and New Business:**

### **Ballot Results:**

Lois O'Neill from Carefree Executive Services announced the results of the ballot count. She advised that there were write-in votes for the ACC. There was one tie vote; Nick Tilley withdrew his name. The new THIA Board of Directors is Mark Battiste, Jacki Hoagland, Cheryl Kaufman, Richard Mocny, Rick Nelson, Keith Peirce, Steve Rensel, Ralph Spurgin, and Bill Victor. The new ACC members are Charlie Civer, Corey Garrison, Don Mann, Ron Phillips, Steve Rensel, and Nick Tilley.

### **Dumpsters:**

Keith Peirce discussed the dumpster program. The fourth dumpster is currently in place. The community will have 3 more dumpsters over the next 2 weeks.

**Landscaping Maintenance Update and Kachina Maintenance:** Keith Peirce reported on our current contract and cost with Sonoran Foothills Landscaping. They will be retained as our maintenance company. Keith also reported that the board increased the operating budget to include maintenance of the Kachina area.

**Entrance Landscaping Improvement:** Jacki Hoagland read email request from Ann DiChiara requesting improvement to the entrance. Keith discussed some repairs needed to the front entrance. Jacki made a motion to get proposals to spend up to \$20,000 on front entrance beautification and repair. Cheryl Kaufman 2<sup>nd</sup> the motion. The motion passed.

**THIA Website:** Diana Cole reported that the webmaster was breaking the DWID website from the THIA website. Rick Nelson gave additional information. Cindy Lessow reported not receiving a response from an email submitted to the board through the website. The new board will look into this.

### **Membership Forum:**

Steve Rensel thanked the board for their service to Tonto Hills.

Martha Stock commented on speeding in the community and the need for more speed control. Leslie Martinez suggested an email blast to the community and the board concurred. The board also agreed to address this issue with the county.

Cindy Lessow commented on exterior lighting being left on for long periods that distract from the dark skies in Tonto Hills. The board will also discuss adding this to the email blast.

Charlie Civer discussed recent efforts to reduce air traffic noise by contacting the airport. The board will discuss a letter to the City of Scottsdale and Scottsdale airports regarding this issue.

### **Adjournment:**

At 9:00 p.m., Steve Rensel made a motion to adjourn which was seconded by Mark Battiste. The motion passed.

*Diana Cole* \_\_\_\_\_ Approved 3/23/2016  
Diana Cole, Secretary