

Tonto Hills Improvement Association

April 13, 2015 Meeting Notes

Call to Order: Cheryl Kaufman called the meeting to order at 7:00 PM.

Roll Call:

Board members present: Cheryl Kaufman, Dick Mocny, Rick Nelson, Keith Peirce, Steve Rensel, Ralph Spurgin, Bill Victor. Jacki Hoagland present via phone. Mark Battiste absent.

Guests: Jim and Louise Day, Richard Grady, Gary Hunt, Leslie Martinez, Corey Garrison, Bob and Pat Flite, Sam and Sammy Brandt, Sherry Maple, Edwin Antonowicz, Donna Cohen, Jane Drazek, Vince and Sharon Antico, Bob Tattle, Frank Villars

Open Forum:

Cheryl Kaufman called on Robert Tattle who sent a letter requesting that issues related to commercial property development be put on the agenda. Mr. Tattle deferred to Dr. James Day. Dr. Day read a letter expressing the view of twenty-one members for a commercial lot development plan consistent with the "high class business section" that is "pleasing and harmonious" referenced in paragraph 17 of the Declaration of Restrictions ("DOR"). The letter requests that the Board respond to the concern within thirty days.

Cheryl Kaufman explained that since the item was not on the formal agenda the Board could not address the matter until the next meeting.

Mr. Tattle expressed disappointment that his letter sent April 4 was not processed in time for the topic to be on this Board agenda. He further stated that he did not believe the Board was following the meeting notice requirements of the by-laws. Rick Nelson explained that mail notices were sent related to the AGM, but that regular Board meeting agendas were posted on the bulletin board and on the website. Mr. Nelson indicated his understanding that this process was in keeping with the by-laws. Mr. Tattle disagreed.

Jane Drazek stated that she sent an e-mail to the Board last fall and had not received a reply. Richard Grady informed the Board that the e-mail had been received and that he had forwarded it to the appropriate person immediately.

Mr. Day expressed dismay that the first many heard of the wine store was at the AGM. Discussion suggested that ACC meeting notes publication has been irregular and quite delayed.

Ralph Spurgin and other Board members gave assurances that commercial property development and member communication will be on the next agenda, and thanked the residents for attending and voicing their concern. Mr. Victor added that the fact that there is an issue about which so many residents are actively concerned is cause to ensure ample and timely communications are made regarding meetings, agendas, and minutes on the issue.

Consent Agenda:

Acceptance of Meeting Agenda: Rick Nelson moved and Steve Rensel seconded that the Board accept the meeting agenda as published. The motion passed.

Approval of Minutes: Rick Nelson moved and Dick Mocny seconded that we approve the minutes of the February 26 meeting minutes as published. Board members present at the meeting approved the motion.

Ralph Spurgin suggested that we publish the AGM minutes in draft form. After discussion, the Board agreed to publish the draft AGM minutes with a prominent watermark "Draft" on the first page. Bill Victor moved and Cheryl Kaufman seconded a motion to publish them after all Board members reviewed those draft minutes. The motion passed. Rick Nelson will format the watermark and forward them to Mr. Grady for posting on the website at the appropriate time.

Election of Board Officers:

President: Rick Nelson moved and Bill Victor seconded that Ralph Spurgin be elected President. No other names were offered. Ralph Spurgin was elected President.

Vice President: Dick Mocny moved and Jacki Hoagland seconded that Cheryl Kaufman be elected Vice President. Bill Victor moved and Rick Nelson seconded that Keith Peirce be elected Vice President. Cheryl Kaufman was elected Vice President.

Treasurer: Bill Victor moved and Cheryl Kaufman seconded that Dick Mocny be elected Treasurer. No other names were offered. Dick Mocny was elected Treasurer.

Secretary: Cheryl Kaufman moved and Bill Victor seconded that Jacki Hoagland be elected Secretary. No other names were offered. Jacki Hoagland was elected Secretary.

Environmental Officer: Cheryl Kaufman moved and Ralph Spurgin seconded that Rick Nelson be appointed Environmental Officer. No other names were offered. Rick Nelson was appointed Environmental Officer.

ACC Liaison: Steve Rensel moved and Cheryl Kaufman seconded that Steve Rensel be appointed ACC Liaison. No other names were offered. Steve Rensel was appointed ACC liaison.

Reports:

Treasurer: Dick Mocny distributed a schedule showing the YTD P&L compared to budget and showing the proposed budget. The schedule also showed the balance sheet as of March 23, 2015. Mr. Spurgin pointed out that this year we had a loss of over \$11K and we are budgeting a loss of another almost \$12K. If we add in the \$20K planned for front entry beautification the next year's loss will be almost \$32K. Our cash will be down to about \$79K. With losses of \$11K yearly we'll be broke in seven years. Consequently, in the near term the Board must find a way to cut expenses and/or raise dues.

Environmental Report: Rick Nelson said the road survey results are ready for publication. He will forward them to Mr. Grady for posting.

Rick Nelson said he is still trying to set up a meeting with Maricopa County Sheriff's Watch Captain in Cave Creek. They will discuss traffic monitoring.

ACC Liaison Report: Steve Rensel reported that there had been no new activity since the last meeting. The ACC meets tomorrow. The Scrivener's error change has been recorded. The ACC is anxious to have the DOR hillside provisions modified.

Unfinished Business

Mocny/Leach report of THVFD budget meetings: Gary Hunt, Leslie Martinez, Frank Villars and Corey Garrison represented the THVFD Board. They presented a comparison of this year's budget with the new year's budget. They answered many questions from the Board. They and the Board decided the THVFD would forward to Dick Mocny more line level actual P&L data. They will continue to refine their budget request, particularly on big line items like truck insurance, truck repair, firefighting training, and flame retardant uniforms.

Preparation of Petition to Amend the Declaration of Restrictions (DOR): Rick Nelson distributed a draft letter and petition copy related to hillside property. He requested that the ACC review the rewording to the DOR, draft a historical summary and provide arguments for and against the change. Cheryl Kaufman requested that Rick Nelson draft a recommendation for how to organize the petition drive.

Retrieval of website passwords: Ralph Spurgin talked to Richard Grady. Richard Grady will give the passwords to Ralph Spurgin. Ralph Spurgin will hold them until the website is split and initial changes are made. At that time Ralph Spurgin will give them to Jacki Hoagland who will be the THIA web master.

New Business

2015-2016 Budget Review: After much discussion, Ralph Spurgin moved that the Board approve the draft budget with the addition of \$20K for front entrance improvements as directed by the member vote at the AGM and with the provision that the budget amount for the THVFD be determined at the next meeting after review of P&L information from THVFD and a landscaping plan is accepted for which to obtain price quotations. Rick Nelson seconded the motion; the motion passed. Mr. Victor emphasized that the AGM vote was for "up to \$20K" and may be less as determined by the landscaping plan and quotations.

Code of Conduct: Rick Nelson passed out a signature sheet. All Board members signed indicating agreement to adhere to the code of conduct. Rick Nelson will secure the signatures of Jacki Hoagland and Mark Batiste.

Landscape Improvement-Entryway: Cheryl Kaufman recommended that Keith Pierce form a committee of interested parties. These may include Ann Dichiara, Rick Erslund, and Jacki Hoagland. Mike Rockwell and Leslie Martinez could also be used as resources. Keith Pierce will develop two or more designs with costs.

Legal Representation Change: The Board decided not to pursue legal representation change until after the petition drive. Ralph Spurgin will call the attorney to set a meeting. The meeting will be introductory and to align communication expectations.

Future Agenda Items

Community property development, communication with members, FAQ on the website, welcome wagon, Rural Metro notice to new members, and dog waste.

Next Meeting

The next meeting was set for May 14 at 6:30 PM.

Adjournment

Rick Nelson moved and Bill Victor seconded a motion for adjournment. The motion passed; the meeting adjourned 10:18 PM.