

TONTO HILLS IMPROVEMENT ASSOCIATION

BOARD MEETING MINUTES

6:30 PM, Jan. 21, 2015

Christ the Lord Lutheran Church

9205 E. Cave Creek Rd, Carefree, AZ

- I. Call to Order – Treasurer Dick Mocny called the meeting to order at 6:34 PM
- II. Roll Call
 - a. Members Present – Jackie Hoagland, Rick Leach, Dick Mocny, Keith Pierce, Diana Cole, Rick Nelson.
 - b. Members Absent –Richard Grady, Cheryl Kaufman. Rick Nelson brought a proxy for Richard Grady.
 - c. Guests – Steve Rensel and Bill Victor
- III. Open Forum – Bill Victor thanked the current board for their service to Tonto Hills.
- IV. Consent Agenda Items:
 - a. Acceptance of Meeting Agenda –Rick made a motion to approve, Keith 2nd. The motion passed.
 - b. Approval of Minutes of 12/17/2014 –Keith made a motion to approve, Dick 2nd. The motion passed.
- V. Reports
 - a. Treasurer's Report –
 - i. None.
 - b. Environmental Report –
 - i. Rick N. deferred comments until the road survey agenda item VI.c.
 - c. ACC Liaison Report –
 - i. None.
 - d. THVFD Liaison Report –
 - i. No updates.
- VI. Unfinished Business
 - a. Code of Conduct –
 - i. Rick L. signed the Code of Conduct. Rick N. will get Richard's signature prior to the next meeting. Diana presented the code to the ACC on 1/13/2015. The ACC expressed several concerns that will be addressed with Beth Mulcahy in the upcoming conference call. The ACC will discuss as a group prior to the next BOD meeting.
 - b. Meeting with Mulcahy – Two dates have been proposed. The BOD selected the date of 1/28/2015.
 - i. Declaration of Scrivener's Error – The document was recorded at Maricopa County on 1/6/2015. It has been posted for residents and the public on our website and mailboxes.
 - c. AGM letter/Survey on roads –
 - i. Rick reported on the surveys received to date and resident questions regarding chip seal viability. Rick will check with the county to see if chip seal is now a viable option.

- ii. Rick suggested collecting surveys with a goal of a 25% response rate prior to collating all results. The results will be presented at the AGM. Jacki requested hard copies of all survey responses.
- d. Admin passwords for website to Secretary – Rick N. will have them by the next meeting.
- e. AGM Preparation –
 - i. Review THVFD financial/recommend amount of THIA contribution – Dick has not received this information yet from Bob Swan, but expects it by the next meeting.
 - ii. Propose/discuss budget for N/Y – Dick presented the proposed budget. The board agreed to send the proposed budget with any updates out with the AGM mailing.
 - iii. Publish L/Y minutes for board review – Minutes were mailed to board in April and comments/corrections incorporated. The minutes are currently posted for the community.
- f. Bylaws of the THIA dated 5/22/2014 -
 - i. Rick made a motion to accept all corrections in blue. The board decided to table any final vote pending the attorney's direction regarding use of proxies in board meetings. Jacki made a motion to table until Feb. meeting; Rick L. 2nd. The motion passed.
- VII. New Business
- a. None
- VIII. Announcements
- a. Future Meeting Dates – The date of 2/17/2015 at 6:30 was selected for the next BOD meeting.
 - b. Future Board Agenda Items –
 - i. Draft AGM agenda
 - ii. THVFD contribution request and budget review and preparation for AGM
 - iii. Review of THIA Bylaws dated 5/22/2014
 - iv. Code of Conduct - Signatures of Richard and ACC
 - v. Dumpster Program
 - vi. Bid/contract for Landscaping Services
- IX. Executive Session – not needed
- X. Adjournment – Keith made a motion to adjourn at 7:37; Rick N. -2nd. The motion passed

Diana Cole

Approved 2/17/2015

Diana Cole, Secretary

Action Items	Responsible Person	Due Date
Draft AGM agenda	Diana	Feb. Meeting
Review THVFD financial/recommend amount THIA contribution	Dick	Feb. Meeting
AGM letter with candidates	Diana/Cheryl	Feb. Meeting
Bylaws of the THIA 5/22/2014	THIA BOD	Feb. Meeting
Code of Conduct Signatures	Diana/Richard	Feb. Meeting
Website Admin passwords to Secretary as a back-up copy	Rick/Richard	Feb. Meeting