

# Tonto Hills Improvement Association

President: Ralph Spurgin  
Vice President: Cheryl Kaufman  
Treasurer: Dick Mocny  
Secretary: Jacki Hoagland

## Board of Directors Meeting Minutes – November 12, 2015

- I. Call to Order: 6:03 p.m.
- II. Roll Call:
  - A. Present –Cheryl Kaufmann, Dick Mocny, Rick Nelson, Rick Pearson, Steve Rensel, Ralph Spurgin, Bill Victor
  - B. Absent – Jacki Hoagland, Keith Peirce
  - C. Guests – Tom and Mary Markusen, Tom Rawles, Mary Pearson, Sammie Brandt
- III. Open Forum – No comments
- IV. Consent Agenda
  - D. Acceptance of Meeting Agenda – Rick Pearson motioned to pass. Steve Rensel seconded. Motion passed.
  - E. Meeting Minutes – Bill Victor motioned to pass. Dick Mocny seconded. Motion passed.
- V. Reports
  - A. Treasurer’s Report—Mocny
    - i. Dick Mocny presented the YTD P&L compared to last year, the YTD P&L compared to budget and the balance sheet this year vs. last year. This year net income is \$4,345 positive vs. a loss last year due primarily to a lower contribution to THVFD and lower legal fees. For the same reason the bottom line is favorable to the budget. The balance sheet shows total assets of \$116,333 with \$80,000 in reserves for community improvements and potential litigation.
    - ii. Nine members are delinquent in their assessment payments. Carefree Executive Services will send potential lien letters.
    - iii. Cheryl Kaufmann, Dick Mocny and Lois O’Neil are approved signatories for the bank accounts.
    - iv. Rick Nelson motioned to approve the Treasurer’s report, Steve Rensel seconded. Motion passed.
  - B. Environmental Report
    - i. Rick Nelson and Keith Peirce met with our new MC DOT ombudsmen, Lynn Hilliard and Ron Coleman, MC DOT Public Affairs. The design for paving Deer Trail from Cave Creek to Old Mine is 65% completed. Full design will be complete by July 2016, bids will be taken in August, and construction is set to start in Fall 2016. Final approval will be made after the completed design cost analysis is complete.
    - ii. THIA and MCDOT representatives outlined future meeting topics. These include dust palliative treatment for unpaved roads and walking/riding paths beside the paved roads.

- iii. Special signage requests: ordinarily roads owned by the County do not get “Resident Only” signing and posted speed limit is 25 MPH. MCDOT will consider such a sign for Kachina near Deer Trail to limit people using Kachina to reach / exit the commercial area of the community. A 'sight line' design exception is being considered to keep the community speed limit at 15 MPH when roadways are paved in Tonto Hills.

C. ACC Report—Rensel

- i. Steve Rensel reported the following: lot 191 members have moved in, lot 57 plans are in compliance with ACC requirements and construction should start in eight weeks, lot 172 is almost complete, lot 102 is under construction, and lot 174 presented preliminary plans.
- ii. Tom Rawles reported that Ravens’ View has run into construction delays. He hopes to open around Christmas. The county will close Kachina for three days due to trenching.

VI. Unfinished Business:

- A. **Front Entrance:** Keith Peirce was not in attendance. Steve Rensel did not think the committee had met since the last Board meeting. Ralph Spurgin will follow-up with Keith Peirce.
- B. **Airplane Noise:** Rick Nelson met with Scottsdale airport representatives. They confirmed that the Tonto Hills noise is due to incoming private aircraft headed to Scottsdale, Chandler and Sky Harbor airports. They sympathize with our problem and would like a change, but they do not take control until the aircraft is within five miles of their airport. The regional FAA center controls of aircraft inbound over Tonto Hills. Because the city of Phoenix is suing the FAA, the plan for aircraft approaching the metro Phoenix area (METROPLEX) has not been approved. An environmental impact study has been ordered and due in 18 months. Rick Nelson will write another letter to Glenn Martin at the FAA in Los Angeles asking if any flight plan adjustments are possible. He will follow-up if no response is received.
- C. **Dog Waste:** Ryan Waller has purchased the Board approved equipment. He is out of the country. Steve Rensel will call Michelle Waller to determine whether we can help with installation.
- D. **Welcome Wagon:** Cheryl Kaufmann and Diana Cole made the first Welcome Wagon visit, and reported the visit was well received. The committee is ready to schedule three more visits.
- E. **AZ Republic:** Ralph Spurgin received email confirmation that ad bags would not be left in non-subscribers’ driveways unless they have been specifically requested.

VII. New Business:

- A. **Lois O’Neill Inquiries:** Ralph Spurgin emphasized that all inquiries from real estate agents or anyone else related to property purchase, titles, etc. should be referred to Lois O’Neill at Carefree Executive Services.
- B. **THIA FAQs:** Ralph Spurgin routed FAQs Rick Nelson and he developed. He requested that Board members review and comment if they have not done so. When completed, board will vote to approve posting to the community Information section of the website.

VIII. Next meeting date: January 14, 2016, at 6:00 p.m.

IX. Adjournment: 7:23 p.m.