

# Tonto Hills Improvement Association

President: Steven Rensel  
Vice President: Cheryl Kaufman  
Treasurer: Dick Mocny  
Secretary: Diana Cole

## Board of Directors Meeting Minutes April 11, 2016 – 6:00 p.m.

Christ the Lord Lutheran Church  
9205 E Cave Creek Road  
Carefree, AZ

- I. Call to Order: 6:05 p.m.
- II. Roll Call
  - A. Present – Diana Cole, Jacki Hoagland, Eric Hovland, Cheryl Kaufman, Mark LaLiberte, Dick Mocny, Linda Rawles, Steven Rensel, Nick Tilley
  - B. Guests – Sam Brandt, Rick Nelson, Steve Van Ooteghem)
  - C. New Board Introductions – Each board member gave a brief self introduction.
- III. Open Forum – No comments.
- IV. Consent Agenda Items:
  - D. Steven Rensel motioned to accept meeting agenda, Mark LaLiberte seconded. Motion passed.
  - E. Dick Mocny motioned to approve February 16, 2016 meeting minutes. Steven Rensel seconded. Motion passed.
- V. Reports
  - A. Treasurer's Report
    - i. P&L/Balance Sheet – Dick Mocny reported a decrease in legal expenses and THVFD operating expense donation and an increase in income.
    - ii. Assessment delinquencies – Two commercial lots, one lot owner, one homeowner to be paid in escrow upon sale. Assessments for 2016 go out on May 1.
    - iii. Treasury report approval – Diana Cole motioned to approve Treasury Report. Jacki Hoagland seconded. Motion passed.
    - iv. 2016 draft budget discussion
      - a. Motion to approve draft budget with ability of THVF to come to board with operating budget requesting additional funds. Linda motioned to approve budget eliminating \$4,000 line item on Legal expenses. Mark seconded. Motion passed – 7 yes, 2 no.
      - b. Jacki Hoagland motioned to add the \$4,000 to the THVF budget. Steve Rensel seconded. Motion passed – 8 yes, 1 no.
  - B. ACC Liaison Report – Steven Rensel
    - i. New builds/remodels – Steve Van Ooteghem, (Lot 144); Tom and Elizabeth Palmer (174) submitting permits.

VI. Officer Elections

- A. President – Dick Mocny nominated Cheryl Kaufman. Eric Hovland seconded. Cheryl declined. Jacki Hoagland nominated Eric Hovland. Cheryl Kaufman seconded. Nick Tilley nominated Steve Rensel. Diana Cole seconded. Steve Rensel was elected president.
- B. Vice President – Diana Cole nominated Cheryl Kaufman. Steven Rensel seconded. Unanimously elected.
- C. Treasurer – Cheryl Kaufman nominated Dick Mocny. Steven Rensel seconded. Unanimously elected.
- D. Secretary - Cheryl Kaufman nominated Diana Cole. Jacki Hoagland seconded. Unanimously elected.
  - i. Duties of Secretary were discussed and a decision made to allow Diana Cole and Jacki Hoagland to meet and work out details of sharing responsibilities.
- E. ACC Liaison – Diana Cole nominated Eric Hovland. Cheryl Kaufman seconded. Eric accepted.
- F. Environmental Officer – Linda Rawles volunteered to work with Rick Nelson to continue projects.

VII. Old Business

- A. Welcome Wagon updates— Cheryl Kaufman reported a visit is to be scheduled with Madelyn and George Van Ness on Kachina.
- B. Hillside petition—Sending wording of petition to attorney for review.
- C. Front entrance improvements – After extensive comments and discussions, a committee was formed to include: Jacki Hoagland, Eric Hovland, Cheryl Kaufman, Linda Rawles, and Steven Rensel to meet and discuss ideas for front entrance improvements and report back to board.

VIII. New Business

- A. Policies and Procedures – Tabled for further discussion

IX. Adjournment – 7:35 p.m.

*Diana Cole*      Approved 5/17/2016  
Jacki Hoagland, Secretary