

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes February 16, 2016 – 6:00 p.m.

- I. Call to Order: 6:05 p.m.
- II. Roll Call
 - A. Present – Jacki Hoagland, Dick Mocny, Rick Nelson, Keith Peirce, Ralph Spurgin, Bill Victor
 - B. Absent – Cheryl Kaufman, Rick Pearson, Steve Rensel
 - C. Guests – Sam and Sammy Brandt, George Hoxie, Leslie Martinez, Linda Rawles, David Simkins,
- III. Open Forum – Request was made to post business advertisement on bulletin board. Consensus of board was to keep postings limited to THIA, THDWID and THVFD.
- IV. Consent Agenda
 - A. Dick Mocny motioned to accept meeting agenda. Keith Peirce seconded. Motion passed.
 - B. Ralph motioned to approve January 14, 2016 meeting minutes, Dick Mocny seconded. Motion passed.
- V. Reports
 - A. Treasurer's Report—Dick Mocny
 - i. P&L/Balance Sheet—No significant changes.
 - ii. Assessment delinquencies—Four residential owners and one commercial owner with two lots. Lois O'Neill at CES is handling collection efforts.
 - iii. Treasury report approval—Ralph Spurgin motioned to approve as presented. Bill Victor seconded. Motion passed.
 - iv. 2016 draft budget—Ralph Spurgin discussed the budget and that the THVFD contribution was backed in based on a break-even budget. Ralph further recommended the next board develop a three-year financial plan including ongoing entrance improvements and the amount to adequately support the THVFD. Based on this plan, Ralph recommended the Board request a dues increase at the next AGM. Only two current board members present at the meeting are on the ballot for next board.
 - B. Environmental Report—Rick Nelson
 - i. MC DOT road paving—nothing new to report. Rick Nelson placed call to MC DOT about speaking to the new board. Rick Nelson volunteered to be part of a committee if the new board chooses to form one.
 - ii. Airplane noise—regional office contacted Rick Nelson. They stated they normally deal with municipalities and misunderstood our concern. They will reevaluate and follow-up with Rick Nelson.
 - iii. Front entrance improvement ballot—Ralph Spurgin recommended making change to ballot to reflect that Ralph, not a committee, vetted the landscape companies.

- C. ACC Report—Steve Rensel
 - i. New builds/remodels—Nothing reported due to absence at meeting.
 - ii. Wine bar update—Linda Rawles reported a soft opening in March.

VI. Old Business

- A. Welcome Wagon—Jacki Hoagland
 - i. One additional meeting with homeowners was accomplished and one was scheduled.
 - ii. Ralph Spurgin introduced handouts DWID would like to include in the package.
 - iii. Thank you note was received and read by Bill Victor.
- B. Hillside Petition—Rick Nelson
 - i. Committee is working on final wording and illustrations. Petition needs to be in two parts
 - a. Total disturbance
 - b. Refurbishment of part of disturbance
 - ii. Ralph Spurgin briefed audience on hillside ordinance and process in which to get DOR change. He will write the “con” argument. Working to keep legal costs at a minimum.
- C. AGM timetable and package—Ralph Spurgin reviewed the timetable and schedule for mailing party.
- D. Bill Victor motioned to approve AGM Meeting Agenda. Dick Mocny seconded. Motion passed.
- E. Linda Rawles volunteered to sit at registration desk.

VII. New Business

- A. Trails in Tonto Hills—Rick Nelson reviewed considerations for adding trails in conjunction with long-term paving actions along perimeter: La Plata, Blue Wash, Old Mine. Charlie Civer is looking into process for submitting proposals to County for approval.
- B. Potential update to Policies and Procedures—Ralph Spurgin
 - i. Ralph went over suggestions for changes to P&P.
 - ii. Bill Victor distributed a list of procedures to follow when emailing notifications. (note: this was the first submission of this document and no time was given to read and discuss)
 - iii. Bill Victor motioned to pass changes to P&Ps. Rick Nelson seconded. Motion passed with four in favor, one opposed, and one abstained.
- C.

VIII. Adjournment: 7:11 p.m.