

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes – January 14, 2016

- I. Call to Order: 6:03 p.m.
- II. Roll Call:
 - A. Present –Cheryl Kaufmann, Jacki Hoagland, Dick Mocny, Rick Nelson, Keith Peirce, Rick Pearson, Steve Rensel, Ralph Spurgin, Bill Victor
 - B. Guests – Amy Kent, Mary Pearson, Linda Rawles, Michael Rockwell, David and Susan Simkins, Chris Stuart
- III. Open Forum – No comments
- IV. Consent Agenda
 - A. Acceptance of Meeting Agenda – Ralph Spurgin motioned to add landscaping to agenda and pass. Steve Rensel seconded. Motion passed.
 - B. Meeting Minutes – Steve Rensel motioned to pass. Rick Nelson seconded. Motion passed.
- V. **Landscaping:**
 - A. Ralph Spurgin reported on the background leading up to the circulated design and bid for \$20,481 or \$25,037 including option to add mounds. The bid does not include costs for the required Maricopa County permits and a refundable bond.
 - B. Mike Rockwell presented the design concept and responded to a variety of questions and comments, but declined to alter the design.
 - C. Ralph Spurgin motioned to proceed with the design as presented including the mounding for a cost of \$25,037. Steve Rensel seconded. The motion passed with six in favor, two opposed, one abstained.
 - D. Bill Victor suggested that an expenditure of this size be approved by the general membership even though the Board has the authority to approve it. After discussion, Rick Nelson motioned that the approval request be presented to the membership via a ballot included with the AGM package. Bill Victor seconded. The motion passed with seven in favor and two opposed.
- VI. Reports
 - A. Treasurer's Report
 - i. Dick Mocny presented the P&L and balance sheet schedules. YTD net income is \$9,588 favorable to last year and \$28,610 favorable to the original budget. The favorable result is due to lower legal fees, reduced contribution to THVFD, and not having yet spent monies budgeted for front entrance landscaping improvement.
 - ii. The balance sheet shows \$116,602 in case – \$80K of this is reserved for community improvements and for a litigation reserve.

- iii. Dick Mocny reported that three members are past due on their annual dues. There are also three commercial lots past due that will likely result in write-offs. He will verify that liens have been filed and determine what other collection steps CES has taken.
- iv. Bill Victor motioned that the Treasurer's Report be accepted. Rick Nelson seconded. Motion passed.
- v. Ralph Spurgin reviewed the draft budget that he distributed on January 5, 2016, which will be included with the AGM package. The draft budget can be modified before final approval by the Board elected at the AGM.
- vi. Based on discussion, increases will be made for landscaping, front entrance improvement, legal and water amounts; along with a decrease to THVFD contribution in order to hit a break-even number. Ralph Spurgin will distribute the revised draft budget and Dick Mocny will use it in developing the budget insert for the AGM.
- vii. Ralph reported that he received a THVFD YTD expense summary and year-end projection from Leslie Martinez. He will distribute it with his comments.

B. Environmental Report

- i. MCDOT paving – Rick Nelson reported he met with MC DOT on January 5 to discuss community requests and concerns. Please see attached meeting notes.
- ii. Airplane Noise – Rick Nelson sent a letter to Glen Martin, regional FAA administrator based in Los Angeles, on December 15 and will follow up.
- iii. Dog Waste – Steve Rensel reported that Ryan Waller installed a dog waste station near the corner of Old Mine and Blue Wash Roads and will maintain the station. It was also reported that no one has used the station.

C. ACC Report—Rensel

- i. New Builds – Steve Rensel reported that the ACC requested owners of lot 174 present the civil engineer plan and adjust set-backs. He further reports that the ACC requested lot 101 owner use a different fencing material.
- ii. Wine Bar (Raven's View) – Linda Rawles reported that she expects the wine bar to have a soft opening in February.
- iii. Hillside Petition – Rick Nelson explained the hillside ordinance before and after a change Maricopa County made in 2014 and the wording in a proposed petition the Board would ask members to sign to change the DOR. He showed depictions of three grading scenarios: old regulation, new regulation, and after the DOR change.
- iv. Ralph Spurgin and Rick Nelson will meet with MC Planning and Development and will draft a request to our law firm to review the petition, provide advice and certify the results if we proceed.

VII. Unfinished Business:

- A. Welcome Wagon – Cheryl Kaufman reported that members of the committee made four visits and have two more to do. The visits and welcome packages were well received.

VIII. New Business:

- A. THIA FAQ – Rick Nelson motioned to post the FAQs to the Community section of the website. Steve Rensel seconded. Motion passed.

- B. AGM Planning – Ralph Spurgin reviewed the previously distributed timetable. The Board agreed on timetable, which will include approval of the AGM agenda at next meeting. Folding party scheduled at the home of Ralph Spurgin on February 23.
- C. THIA phone and website: The Board agreed to maintain the phone number for now. Cheryl Kaufman volunteered to monitor the voicemail. Jacki Hoagland reported that the THIA website email distribution was not changed for this year's Board and can only be changed by the company owning the website. She will follow-up a second time to have it changed.

IX. Next meeting date: February 16, 2016, at 6:00 p.m.

X. Adjournment: 8:46 p.m.