

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes Nov. 30, 2016 – 5:30 p.m.

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

- I. Call to Order: 5:43 p.m.
- II. Roll Call
 - A. Present – Diana Cole, Eric Hovland, Dick Mocny, Steven Rensel, Nick Tilley, Cheryl Kaufman (by phone)
 - B. Absent - Mark LaLiberte, Linda Rawles
 - C. Guests – Charlie Civer and Rick Nelson
- III. Open Forum – None
- IV. Consent Agenda Items:
 - A. Steve Rensel made a motion to accept the meeting agenda with the addition of Videotaping Board Meetings as an additional topic. Motion passed
 - B. Steve Rensel made a motion to accept the meeting minutes from Oct. 18. Dick Mocny seconded. Motion passed 5 for and 1 abstain.
- V. Reports
 - A. Treasurer's Report
 - i. Dick Mocny gave the Treasurer's Report. Five owners have not paid assessments to date.
 - B. Environmental Report
 - i. Linda Rawles was not present to report
 - C. ACC Liaison Report
 - i. Nick Tilley reported that recent lot plan submissions make the amendment of our D of R's to include new Hillside Ordinance language critical.
 - D. THVFD Liaison
 - i. Steve Rensel gave a brief update. The THVFD and the Forest Service have reached an official interagency agreement that allows each to receive assistance from the other. The THVFD will be getting a new brush truck from the Forest Service.
 - ii. \$500 was raised at the Halloween Party.
 - iii. The THVFD budget is still being worked on.
 - iv. There was a discussion on email blasting THVFD events to the community. Steve Rensel made a motion that the THVFD can routinely notify the community of events using the Tonto Hills email system. Cheryl Kaufman 2nd. The motion passed 5 for, 1 against.

- v. Diana Cole reported that a Holiday Gathering with a THVFD fundraiser is planned for Dec. 19 at Ravens View.

VI. Old Business

- A. Moon Valley letter of completion and accounting of expenses
 - i. Steve Rensel has not been able to get a response from Moon Valley. He will go by in person to get a response.
- B. Bids for landscaping other entrances
 - i. Steve Rensel has one bid from Sonoran Foothills Landscaping for \$7178. The board has only approved \$3945. Steve will get additional bids.
 - ii. Nick Tilley suggested an email blast to the community asking for donations of boulders and plants. Nick will draft the email and send to Diana Cole.
- C. Contract with Sonoran Foothills Landscaping
 - i. No contract yet - Steve will get a contract for our current service of \$370/month for service twice a month covering the entrance, islands, and area around kachina.
- D. Hillside petition
 - i. An attorney has not yet been contacted to request a legal opinion on whether or not Paragraph 1g in any way prohibits us from using THIA funds for legal work to modify the D of R's.
 - ii. Steve Rensel made a motion to rescind the vote to request the legal opinion on whether or not Paragraph 1g in any way prohibits us from using THIA funds for legal work to modify the D of R's, and to move forward with the process to amend the THIA D of R's per the motion passed at the October 18 board meeting. Nick Tilley 2nd. Motion passed.
 - iii. Steve Rensel made a motion to add Rick Nelson to the committee working on the Hillside Ordinance. Diana Cole 2nd. The motion passed.
 - iv. Additional members of the Hillside Ordinance committee will include the entire ACC, Steve Rensel and Eric Hovland.
- E. Strategy to regain control of tontohills.org so we can manage emails easier and potentially change hosting services
 - i. Eric Hovland presented verbiage for an email blast to possibly uncover who has control of the TontoHills.org domain. He also outlined the steps that could be taken to resolve the website issues and regain control.
 - ii. Steve Rensel made a motion to send a paper letter to all residents followed up with an email blast, if necessary, using the following modified verbiage, and to follow Eric's recommended process to regain control of the url:
"The THIA needs control of tontohills.org in order to better manage its emails and have the option to change web hosting services. However, whoever originally registered tontohills.org for the neighborhood is in sole control of the URL. This person is unknown to the current Tonto Hills board and is paying for a service to keep themselves anonymous. They are not responding to requests to identify themselves or transfer control to the board.

At this point, the board intends to hire a firm to file a dispute with the domain name authority to regain control. This will incur needless costs to the neighborhood. The results of the Association's investigation, if necessary, will be published in upcoming minutes. In addition, restitution will be sought by the board. If you have any information as to who is currently in control of the domain, please contact the THIA by Dec. 19, 2016."

Dick Mocny 2nd. The motion passed.

iii. Dick Mocny reported that he is removing the auto billing for the website service.

F. Master Plant List for entrance – Postponed until the next meeting

G. Native, xeriscape plant suggestions for other entrances and entry islands – Postponed until the next meeting

H. BOD Liability Insurance, Copy of policy

i. Dick Mocny has received a copy of the policy. He will obtain the master policy and send out to the board members for review.

I. Welcome Wagon Update

i. Gale Spurgin has resigned from the committee. The board thanks Gail for her all her efforts. She dropped off her final two gift baskets to Cheryl Kaufman.

ii. The DWID will send out their own materials moving forward

iii. Cheryl Kaufman and Diana Cole will review the new resident list to determine who hasn't received a gift basket

J. Dog Waste Blast Email

i. Mark Laliberte and Diana Cole wrote the email which went out to the community on Nov. 29.

VII. New Business

A. Question on whether or not a lot owner of two adjacent lots needs to pay two annual community assessments

i. Dick Mocny reported that if two lots have been converted to one parcel on record with the county, then they are receiving one assessment. If the lots are separate with the county, then they receive two assessments.

B. Addition of 9th board member – Discussed in Executive Session

C. Sign Renovation

i. Steve Rensel addressed concerns over the state of our street signs. Diana Cole will ask Jeff Cole to provide a bid and/or information on providing new signs.

D. Videotaping Board Meetings – There was a discussion about videotaping board meetings and the Arizona Open Meeting Law. As the THIA is an improvement association and not an HOA we are not required to follow the law. Eric Hovland asked that at the next meeting the board votes on whether or not to follow the Arizona Open Meeting Law.

VIII. Announcements

- i. Next Board meeting will be Tuesday, December 20 at 5:30 at the church.
 - ii. Future Agenda Items – AGM preparation
- IX. Adjourned to Executive Session – 7:20 p.m. Dick Mocny made a motion to adjourn. Steve Rensel seconded. The motion passed.

Diana Cole Approved 1/17/2017
Diana Cole, Secretary