

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes Oct. 18, 2016 – 5:30 p.m.

Raven's View
Cave Creek, AZ

- I. Call to Order: 5:43 p.m.
- II. Roll Call
 - A. Present – Diana Cole, Mark LaLiberte, Dick Mocny, Linda Rawles, Steven Rensel, Nick Tilley
 - B. Absent - Eric Hovland, Cheryl Kaufman
 - C. Guests – None
- III. Open Forum – None
- IV. Consent Agenda Items:
 - A. Steve Rensel made a motion to accept the meeting agenda, Meeting Minutes from Sept. 6, and Executive Committee Minutes of 5/17/2016 with corrections to the agenda and Sept. 6 minutes. Dick Mocny seconded. Motion passed
- V. Reports
 - A. Treasurer's Report
 - i. Dick Mocny gave the Treasurer's Report. \$16,500 has been approved for the THVFD. \$8,000 has been paid to date.
 - B. Environmental Report –
 - i. Linda Rawles has spoken with the Ombudsman at the County regarding their plans for the roads in Tonto Hills beyond their current plans for Deer Trail. They are currently doing studies which will likely go through December. After that if they go forward there will be a hearing and approximately 1 year of various stages.
 - ii. Linda will check on the design and timing for Deer Trail paving and if a Town Hall meeting has been scheduled by the county and report at the next meeting.
 - C. ACC Liaison Report
 - i. Nick Tilley had nothing to report.
 - D. THVFD Liaison
 - i. Steve Rensel gave a brief update. A Halloween party with the firetrucks giving rides, and a chili cook off is scheduled for Oct. 29. The budget is still being worked on.
- VI. Old Business
 - A. Front Entrance Improvements and Landscaping

- i. Steve reported that the front entrance landscaping is complete and all payments have been made. He has a verbal commitment for a 1 year warranty on the plants from Joe Duffel of Moon Valley.
- B. Copy of Signed Contract/Work Order/Change Agreements and Total Amount Spent
 - i. There is no signed contract or signatures on any changes that were agreed to. Steve Rensel will contact Moon Valley for a letter of completion with an accounting of expenses and the plant warranty in writing.
 - ii. The total spend for the front entrance is:
 - 1. \$18445 for rock monument and other boulders, irrigation system, rip rap and drainage improvements, gravel and all plants
 - 2. \$650 for the county permit which is good for 1 year
 - 3. \$1960 for tree trimming and removal
 - iii. The board discussed the need for signed contracts on all projects moving forward.
- C. Estimate for Island, signage at other entrances, and removal of desert broom
 - i. Steve Rensel has one bid from Sonoran Foothills Landscaping for desert broom removal of \$2000. The board will continue to accept bids for this project.
 - ii. Mark LaLiberte made a motion to use the balance of the front entrance budget of \$3,945 for xeriscape plants at the other entrances. Steve Rensel seconded. The motion passed.
- D. Landscape Maintenance Service
 - i. Steve Rensel recommended that we continue with Sonoran Foothills Landscaping for the time being.
 - ii. 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.
- E. Hillside petition
 - i. Linda Rawles and Steve Rensel will write a letter to request a legal opinion and contact attorneys 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. There was a discussion on whether the Hillside Ordinance should apply to commercial lots. Steve Rensel and Nick Tilly reported the ACC opinion that due to the 1 foot setback restriction, location and small size of commercial lots it is impractical and unnecessary to include the commercial lots.
- F. Website
 - i. Diana Cole reported that Eric Hovland has been attempting to contact our current web host, AssociationComm, without success. While the website was down for well over a month, Eric set up a community email list on a different server so that the board could communicate with the community. In addition, he set up a DropBox account to store back-ups of our governing documents and minutes, which Diana has been populating. Eric has also been in contact with Richard Grady and Ralph Spurgin to get additional information since the DWID uses the same provider and they have worked with AssociationComm in the past. Dick Mocny suggested Facebook as a possible platform for community communications. Further

discussions on the total plan for our website, related communication and document storage issues were postponed until the next board meeting.

- ii. Dick Mocny reported that Association Communications was paid their annual fee of \$352 on time through auto billing, so there was no payment reason why the site should have been down.

VII. New Business

A. Master Plant List

- i. Linda Rawles will send to the board Scottsdale's list of plants that are viable at our elevation. Diana Cole provided pamphlets on Xeriscape plants. Additional discussion was tabled until the next meeting.

B. Native Xeriscape Plants for other entrances – This topic will also be covered at the next meeting

C. BOD Liability Insurance

- i. Dick Mocny will bring a copy of the policy to our next meeting.

D. Welcome Wagon Update

- i. Diana Cole got a list of new residents year to date from Bill Victor. She will meet with Cheryl Kaufman to find out who still needs to be contacted.

E. Dog Waste Blast Email

- i. Now that our website is operational again, Diana Cole suggested the board move forward with a blast email requesting that residents pick up after their pets. Mark LaLiberte will work with Diana to draft an email from the board.

VIII. Announcements

- i. Next Board meeting will be scheduled for November via email.
- ii. Future Agenda Items – If a lot owner of two adjacent lots needs to pay two annual community assessments – Dick Mocny

- IX. Adjournment – 7:02 p.m. Dick Mocny made a motion to adjourn. Steve Rensel seconded. The motion passed.

Diana Cole Approved 11/30/2016
Diana Cole, Secretary