

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes Sept. 6, 2016 – 6:30 p.m.

RavensView
Cave Creek, AZ

- I. Call to Order: 6:47 p.m.
- II. Roll Call
 - A. Present – Diana Cole, Cheryl Kaufman, Mark LaLiberte, Dick Mocny, Linda Rawles, Steven Rensel, Nick Tilley
 - B. Absent - Eric Hovland
 - C. Guests – Charlie Civer
- III. Open Forum – None
- IV. Consent Agenda Items:
 - A. Cheryl Kaufman made a motion to accept the meeting agenda and minutes from May 17, Steve Rensel seconded. Motion passed.
 - B. The Executive Committee Minutes of 5/17/16 were held until an Executive Session later in the evening.
- V. Reports
 - A. Treasurer's Report
 - i. Dick Mocny gave the Treasurer's Report. Steve Rensel made a motion to accept, Mark seconded. The motion passed.
 - B. Environmental Report –
 - i. Linda Rawles had nothing to report. She will check on the design 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 gave an update.
 - D. THVFD Liaison
 - i. Steve Rensel gave a brief update. The fence has been removed and the building painted. A plan for the new building will be going to the ACC for review.
- VI. Old Business
 - A. Front Entrance Improvements and Landscaping
 - i. Steve Rensel and Cheryl Kaufman met with Moon Valley to get the entrance to be in compliance with the original plans. This includes corrections to mounding, plantings,

and additional gravel. Additional tonnage of boulders has also been added above and beyond original contract. Original budget plus approved changes equals \$18,000. \$7500 has been paid to date, and no additional payments will be made until work is completed. All future contact with Moon Valley is to go through Steve and Cheryl only.

- ii. Linda Rawles withdrew her vote to approve the landscape plan.
 - iii. Mark Laliberte asked Steve and Cheryl to get an extension on the 90 day plant warranty to assure the plantings make it through the winter.
- B. Estimate for Island, signage at other entrances, and removal of desert broom
- i. Steve Rensel got a bid from Sonoran Foothills Landscaping for desert broom removal of \$2000 and will get one or two more bids
 - ii. Any additional discussion on the islands or signage at other entrances was postponed until current entrance work is completed.
- C. Logo for stone feature
- i. The type of stone in the current feature will not support carving for signage
 - ii. The legal release for the new Tonto Hills logo submitted by Eric Hovland was reviewed. Steve Rensel made a motion not to enter into any legal agreement concerning the use of the logo. Linda Rawles seconded. 5 in favor, 2 abstain. The motion passed.
- D. Grading and Drainage
- i. Steve Rensel reported that the grading and drainage work done by Moon Valley is working and was effective in channeling water during the last major storm.
- E. Landscape Maintenance Service
- i. Steve Rensel reported he has asked Sonoran Foothills Landscaping to hold off performing maintenance of the entrance until Moon Valley work is complete.
 - ii. New bids will be taken for landscaping maintenance. Currently we pay \$370/month for service twice a month covering the entrance, islands, and area around kachina.
- F. Hillside petition
- i. Charlie Civer gave an update on the status of the new hillside ordinance and requested legal review. Specifically:
 - 1. Request THIA Board to authorize its president to engage legal services for advisory on the process and requirements to secure the amendment.
 - 2. Define with specifics the services needed in the attorney engagement letter, providing for client to authorize the services on a sequential basis.
 - 3. First advisory - opine as to the required methodology for securing property owners approval in accordance with the THIA DofR's (ie. will the ACC proposed petition process satisfy the requirement for a majority vote by the property owners as defined, signatures required etc.)
 - 4. 2nd advisory - review the proposed ACC amendment language--will it accomplish the objective of the desired amendment. After discussions with the ACC propose alternate language, if any. Objective to be defined by the ACC.

5. 3rd advisory - review and render an opinion on the ACC proposed petition process as to its legality.

- ii. Diana Cole made a motion to 1) ask Tonto Hills' attorney Beth Mulcahy for a written opinion that we have the right to hire a Real Estate attorney to modify the D of R's per our legal documents, and 2) obtain a written estimate from Ms. Mulcahy for the cost to determine if we can use the petition process to change the D of R's, review the proposed Hillside Ordinance language, and advise us on implementation of a petition process to modify the D of R's. Cheryl Kaufman seconded. 4 in favor; 3 opposed. The motion passed.
- iii. There was a discussion on possible conflict of interest in having the same attorney review D of R's paragraph 1g as well as advise us on the Hillside Petition. Linda Rawles stated that using a second attorney would be quick and cost about \$200. Steve Rensel made a motion to have a new Real Estate attorney give us their 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. Linda seconded. 5 in favor, 1 against, 1 abstain. The motion passed.

G. Website

- i. The website is down again and the current web host is non-responsive. Cheryl Kaufman will contact Eric Hovland for assistance in contacting the current web provider and to ascertain the possibility of finding a new web host.
- ii. Steve Rensel made a motion that if the current webmaster is unresponsive and we are unable to replicate or transport our (currently unavailable) website to a new provider that we retain a new website and website designer. Mark amended the motion to include several bids. Nick Tilley seconded. The motion passed.

VII. New Business

A. Master Plant List

- i. There was discussion about making a master plant list for the current Moon Valley project in case replacement plants are necessary in the future.
- ii. Steve also asked all board members to bring suggestions for native, xeriscape plants for the entry islands and the two secondary entrances and possibly the main entrance to the next meeting.

B. BOD Liability Insurance

- i. Dick Mocny reported that we have insurance on file with Lois at Carefree Services.

C. Use of Tonto Hills Directory for Commercial purposes/Community News

- i. There was a discussion about using the directory for commercial purposes. A discussion ensued on adding items for sale/ local business info to a Bulletin Board or Business pages on our website, and/or a method for getting homeowner consent to allow their contact information to be included on the website for solicitation purposes.

D. Procedure for adding new residents to Directory and possible addition of signature requirement for residents

- i. Ralph Spurgin continues to be the main conduit for sharing new resident information with the Welcome Wagon
- ii. There was a discussion on possible email blast or mailing with the next assessments by Lois to ask residents if they want to opt out of having their information in the directory

E. Dog Waste Stations

- i. Steve Rensel made a motion to install another dog waste station at Ho Ho Kum and Old Mine Rd. Cheryl Kaufman seconded. The motion failed.
- ii. A discussion on the bags of dog waste left along Tonto Hills' roads ensued. One option is an email blast to the community from the board regarding the topic once the website is operational again.

VIII. Announcements

- i. Next Board meeting will be Tuesday October 18 at 5:30 at the church
- ii. Future Agenda Items – Approval of Executive Committee Minutes of 5/17/2016.

IX. Adjournment – 9:25 p.m. Cheryl Kaufman made a motion to adjourn. Steve Rensel seconded. The motion passed.

Diana Cole Approved 10/18/2016
Diana Cole, Secretary