

Tonto Hills Improvement Association

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

2017 Annual General Meeting – Minutes

Time: March 22, 2017 – 7:58 PM
Location: Christ the Lord Lutheran Church
9205 E Cave Creek Road
Carefree, Arizona 85377

Introductions – Steve Rensel

- Members present: Diana Cole, Jacki Hoagland, Eric Hovland, Cheryl Kaufman, Dick Mocny, Steve Rensel, Nick Tilley
- Members absent: Mark Laliberte

Opening Comments – Steve Rensel

- Steve thanked the board for a productive year. He thanked Nancy Nelson for doing registration and Lois O'Neill of Carefree Executive Services. He also thanked the THVFD and ACC.
- Steve reported board accomplishments of completing the front entrance improvements, replacing damaged and broken street signs in the community, continuing work to get the new Hillside Ordinances into our D of R's, saving \$2000 on the dumpsters this year, and work on the Tonto Hills website.

Final Call for Ballots – Carefree Executive Services

Approval of March 23, 2016 Annual General Meeting Minutes

Motion to approve: Jeff Cole. Seconded: Ralph Spurgin. Motion passed.

Reports

Treasury Report – Dick Mocny

- 2016–2017 THIA Financial Summary
- 2017–2018 Draft THIA Budget (information only)
- Dick Mocny reviewed budget. Dick reported we are under budget by \$10,549 through 2/17 primarily due to fewer dollars given to the THVFD to date.

ACC – Nick Tilley/Steve Rensel

- The Hillside Ordinance change for the D of R's is still being reviewed by legal due to new regulations

THVFD – Gary Hunt

- New fire engine was donated but needs \$6000 in work.
- 13 fire fighters currently volunteering
- Repairs being done to firehouse which will eventually be 2 units
- New septic system installed

- Entrance has been made presentable
- All members are CPR certified with defibrillator training
- Signed an interagency agreement with State of AZ for reciprocal assistance in fire fighting
- Spent \$1000 on new pump to increase distance of water spray
- Questions
 - o Bill Victor – Defibrillator machine. In firehouse.
 - o Melody VanEss - Contact Info
 - o Mark Battiste – Water use of new fire truck. No increase.
 - o Cheryl Kaufman – Where are tanks filled. Hydrant at Deer Trail and Old Mine. Not charged by DWID.

Environmental – Cheryl Kaufman

- Linda Rawles was previous Environmental Officer. Nothing to report since she left.

Old and New Business

Election count: 51 ballots cast; 14 write-ins

- New board members: Diana Cole, Jacki Hoagland, Eric Hovland, Sharon Hunt, Cheryl Kaufman, Dick Mocny, Steven Rensel, Nick Tilley, Bud Tolp
- New ACC Members – Charlie Civer, Bryan Gold, Steve Rensel, Nick Tilley, Robert Tattle

Website Update – Eric Hovland

- Eric reviewed the problems with the tontohills.org web provider AssociationComm. They included significant periods when the website was down and our documents were not available, multiple attempts to contact the web host with no response, server issues blocking blast emails to the community, and communications to the board not coming through. A previous board allowed the web provider to have control of the Tonto Hills url, as well as access to our checking account for auto withdrawals. When the provider finally responded from China, he refused to return the domain name to Tonto Hills.
- The new website onlytontohills.com was unveiled along with the new Tonto Hills logo.
- The website is operational. An email from Eric and Jacki Hoagland will be going out next week with information and passwords for residents. The email will also allow residents to opt out of having their information published on the website.
- The website is provided by Eric free of charge to the community.
- Thank you to Ron Phillips for donating the banner.
- Questions:
 - o Sal DiChiara – what have we learned. The board passed a motion not to allow access to the Tonto Hills checking account by any vendor. The checking account is also being closed and a new one opened.
 - o Charlene Lavinger - .com vs .org. We own both. Onlytontohills.org will be redirected to Onlytontohills.com.
 - o Ann DiChiara – wants to get in touch with neighbors via website. Directory is being updated.

- George Hoxie – Didn't get recent blast email. If email does not come by end of next week, contact the board. A notice will also be posted at the mailboxes.
- Earl Fleisher- Procedures to preserve documents. Board will consider physical backups on CDs every year.
- Jeff Cole – Is Eric's server backed up. Yes.

Other Entrance Landscaping – Nick Tilley

- The board is requesting donations of plants and boulders for the other entrances
- The email requesting donations will be sent to community again using new website

Dumpsters for yard waste update – Steve Rensel

- Steve asked for compliance with dumpster disposal guidelines.
- Dumpsters will be available through April, unless they are no longer being used.

Membership Forum

- Ann DiChiara – Would like to put up holiday lights. Steve will check on outlets at the entrance.
- George Van Ess/Dave Simpkins/Kathleen Ruchta/Melody VanEss/George Hoxie – Entire community could use same garbage service to reduce dust and cost. Consider size of cans, cost, restarting fees, length of contract, senior discounts. The board will add to next agenda.
- Robert Tattle – Un-stuccoed raw concrete appearance of Wine Bar is unsightly. Issue for ACC.
- Jim Pape – Vehicles around Steve Rensel's house and possible restriction on # vehicles. The written complaint is on the next board's agenda.
- Mark Battiste – Paper Tiger/Tonto Hills' D of R's provides no provision for penalties if resident does not follow guidelines.
- Sal DiChiara – The Tonto Hills community takes good things residents do into account along with their idiosyncrasies.
- Cindy Leek – residents not bringing in rubbish cans. If she requests, board can consider sending a community letter requesting neighbors bring in their cans in a timely manner.
- George Van Ess – Tonto Hills as HOA vs Improvement Association. Refer to D of R's.
- Dave Simpkins – Water leak by front entrance. Steve will get landscapers to repair.
- George Van Ess – County told him new speed limit signs of 10 mph will be going in.

Motion to Adjourn: Jeff Cole. Seconded: Steve Rensel. Motion passed.

Meeting adjourned at 9:00 p.m.

Diana Cole Approved 3/28/2018
Diana Cole, Secretary