

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes April 20, 2017 – 6 PM

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

- I. Call to Order: 6:08 p.m.
- II. Roll Call
 - A. Present – Diana Cole, Jacki Hoagland, Eric Hovland by phone, Sharon Hunt, Cheryl Kaufman, Dick Mocny, Steven Rensel, Nick Tilley, Bud Tolp
 - B. Guests – Diana Battiste, Mark Battiste, Earl G. Fleisher, Charlie Hoagland, Gary Hunt, Amy Kent, Kathleen Kuchta, Mark LaLiberte, Suzy Myers, Steve Myers, George VanEss
- III. Open Forum
 - A. Gary Hunt asked what we know about the status of paving the roads for the rest of Tonto Hills. Steve Rensel gave an update.
 - B. Bud Tolp said he meets with MCDOT and ADOT twice a week for work and can get updates. He stated that he was told the community road survey results are expected by the end of the month.
 - C. George VanEss feels that the main concern is road drainage.
 - D. Cheryl Kaufman said the board represents the entire community both pro-pavers and anti-pavers. She stated that an informational committee could be established to interact with the county and collect information with the focus on health and safety issues.
 - E. Mark Battiste brought up his experience of being phone surveyed by the county. He said 14 residents could not access the county survey online so they were surveyed by phone. During the survey, he was asked if he would be willing to pay for paving the rest of Tonto Hills, which he stated was unfair since the Deer Trail side was not asked to pay.
 - F. Jacki Hoagland said that Deer Trail should be assessed for the expenses to the DWID. A pro and con discussion ensued on that topic.
- IV. Election of Officers
 - A. President – Cheryl Kaufman nominated Steve Rensel for President. Sharon Hunt 2nd. The vote was 8-1 in favor.
 - B. Vice President – Steve Rensel nominated Cheryl Kaufman for Vice-President. Dick Mocny 2nd. The vote was 9-0 in favor.
 - C. Treasurer – Cheryl Kaufman nominated Dick Mocny for Treasurer. Sharon Hunt 2nd. The vote was 9-0 in favor.
 - D. Secretary – Jacki Hoagland nominated Diana Cole for Secretary. Steve Rensel 2nd. The vote was 9-0 in favor.

- E. Webmaster –
 - i. Diana Cole asked to name a webmaster. Steve Rensel asked Eric Hovland to retain that position. The board unanimously voted for Eric Hovland to be webmaster and Eric Hovland accepted. Jacki Hoagland will assist Eric with webmaster activities.
- V. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda – April 20, 2017. The agenda was unanimously approved with a correction to the date of the agenda.
 - B. Approval of Minutes of Feb. 13 2017. The minutes were unanimously approved.
 - C. Acceptance of Executive Committee Minutes of March 8, 2017. The minutes were unanimously approved.
- VI. Code of Conduct Review
 - A. Diana Cole gave an overview of the Code of Conduct. All board members agreed to abide by the Bylaws and Code of Conduct.
 - B. Diana Cole made the point that six board members constitute a quorum. Therefore, Cheryl Kaufman stated that no more than 5 board members should be on any committee.
- VII. Reports
 - A. Treasurer's Report
 - i. Dick Mocny gave the Treasurer's Report. We are under budget due to less expense for the THVFD and landscaping.
 - ii. The current THIA checking account at BMO bank has been authorized by the board to be closed.
 - B. Environmental Report
 - i. Cheryl Kaufman made a motion to create a committee to research previously paved roads in unincorporated areas and to meet with the road commission. The committee name will be Road Improvement Committee (RIC). Progress reports will be presented at future Board meetings. Steve Rensel 2nd. The motion passed.
 - ii. Nick Tilley suggested having a member from each street/area.
 - iii. Committee members will include:
 - 1. Cheryl Kaufman
 - 2. Bud Tolp
 - 3. Steve Rensel
 - 4. Jacki Hoagland
 - 5. Earl Fleisher
 - 6. Cheryl will ask George Hoxie if he wants to participate
 - C. ACC Liaison Report
 - i. Nick Tilley gave a brief update.
 - ii. There have been 5 submissions for new builds, additions, fencing, etc. plus ongoing work with the new firehall
 - D. THVFD Liaison
 - i. Fire Department Chief Gary Hunt gave an update to the board.
 - ii. The THVFD will be hiring a CPA to develop their budget.

- iii. They have a permit for their new septic system, are doing roof repair, plan to install two new 12 foot garage doors, and will spend \$6000 for a new diesel engine. They plan to sell two existing trucks to buy a new tanker in the future.
 - iv. They currently have 13 volunteers and need more. Meetings are posted by the kachina and start at 7am. All members will be getting recertified in CPR.
 - v. There will be a fundraiser for the THVFD at Ravens View on May 22.
- E. Steve Rensel made a motion to accept all committee reports. Dick Mocny 2nd. The motion passed.

VIII. Unfinished Business

- A. Moon Valley letter of completion and accounting of expenses
 - i. No progress
- B. Contract with Sonoran Foothills Landscaping
 - i. Steve Rensel reported that Sonoran Foothills Landscaping is raising their rates. They will send an email to Steve that he will forward to the board.
 - ii. Frank Villars reported a leak in a landscaping line at the entrance which Steve has fixed.
- C. Hillside petition
 - i. Beth Mulcahy has sent verbiage to Steve Rensel which the Hillside Petition committee will be reviewing.
- D. OnlyTontoHills.com
 - i. The blast regarding passwords, confirmation of information, and opportunity to request personal information be unpublished went out. A few dozen responses have been received.
 - ii. Jackie Hoagland is working on an interactive and color coded map of the community for the website.
 - iii. Directory and map information will be in the password protected section of the website.
 - iv. Diana Cole will draft a blast email with current communications for Eric Hovland to send out using the most current database.
 - v. Cheryl Kaufman reported that a BBB complaint against AssociationComm will not be filed.
 - vi. Jackie Hoagland will be sending a letter to AssociationComm after our documents have been removed from the site.
 - vii. 99 year lease for logo with Eric Hovland – postponed until next meeting
- E. Master Plant List for entrance
 - i. Jackie Hoagland expressed concern that the full \$25,000 was not used for the front entrance and would like to see the balance of funds (approximately \$5000) is used to fill in plants that were not planted despite being on the original approved plant list.
 - ii. Cheryl Kaufman proposed postponing this discussion until the next meeting

- IX. New Business
 - A. Board Priorities
 - i. Eric Hovland asked to postpone until the next meeting.
 - B. Complaint from Mr. Pape
 - i. Vice-President Cheryl Kaufman led the discussion on this complaint.
 - ii. The D of R's does not provide a limit or any comments on the subject of vehicles parked on a homeowner's lot.
 - iii. The vehicles in question have been removed from the roadway.
 - iv. No further action can be taken.
 - v. George VanEss commented that several lots in Tonto Hills have numerous vehicles in a state of disrepair parked on their property.
 - vi. The board will address similar issues should a formal complaint is made.
 - C. Back up of data on Onlytontohills.com
 - i. All documents are backed up on DropBox
 - D. Painting of Front Wall and Cleaning Plaque
 - i. Tonto Hills residents have volunteered to paint the wall in the past.
 - ii. This will be added to the Front Entrance Landscaping agenda item at the next meeting.
 - iii. Front entrance lighting improvement will also be added to this same agenda item at the next meeting
 - E. OnlyTontoHills.com Facebook Page
 - i. Dick Mocny described other community's use of Facebook as a communication vehicle for community events.
 - ii. Next Door Tonto Hills provides notification of some community events.
 - iii. Eric Hovland stated that the new website will have capability of having a neighborhood information section.
 - iv. After the pros and cons were discussed, no action will be taken at this time.
 - F. One refuse company for the community
 - i. The board is not allowed to endorse any company or vendor.
 - ii. Steve Rensel will get written quotes from Waste Management, Curbside, and Republic which will be communicated to the community.
 - G. CTL Church Use Agreement
 - i. Steve Rensel has received a use agreement from Christ the Lord Church for his signature
 - ii. Steve will meet with the CTL Church manager to discuss Tonto Hills Board, AGM, and ACC Meeting needs, including the frequency that we have been bumped from the Fellowship Hall after scheduling the AGM.
 - iii. Upon completion, the Tonto Hills Firehouse will be used for our meetings.
 - H. Motion to amend THIA Policies and Procedures Approved 1- March 2011 and Amended 5-17-2016 Section 6 as follows in red: (from motion passed in Exec Session on 2/13/2017)
 - i. Diana Cole made a motion to amend Section 6 as follows (in red):

6.0 Financial Institution Accounts

(Sentence added to end of the section)

The Board shall not enter into any agreements allowing an auto-withdrawal from the checking account.

- ii. Dick Mochy amended the motion that M&I bank be changed to BMO.
 - iii. Diana Cole accepted his amendment; Eric Hovland 2nd. The motion passed.
- X. Announcements
- A. Next Board meeting is scheduled for Monday, June 12 at 6PM at the church
 - B. Future Agenda Items – none in addition to those above.
- XI. Adjournment – The board adjourned to Executive Session at 7:56.

Diana Cole Approved 6/12/2017
Diana Cole, Secretary