

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes

Feb. 13, 2017 – 5:30 p.m.

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

- I. Call to Order: 5:37 p.m.
- II. Roll Call
 - A. Present – Diana Cole, Jacki Hoagland, Eric Hovland by phone, Cheryl Kaufman, Dick Mocny, Steven Rensel, Nick Tilley
 - B. Absent - Mark LaLiberte
 - C. Guests – None
- III. Open Forum – None
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda – Feb. 13, 2017. Dick Mocny made a motion to approve, Steve Rensel 2nd. The motion passed.
 - B. Approval of Minutes of Jan. 17, 2017. Dick Mocny made a motion to approve, Steve Rensel 2nd. The motion passed.
 - C. Acceptance of Executive Committee Minutes of Jan. 17, 2017. Dick Mocny made a motion to approve, Cheryl Kaufman 2nd. The motion passed.
- V. Reports
 - A. Treasurer's Report
 - i. Dick Mocny gave the Treasurer's Report. Budget for next year still not received from THVFD.
 - ii. There are still 3 lot owners who are delinquent in paying their lot assessments.
 - iii. A bill for \$1842.57 for the community street signs has been submitted for payment by Jeff Cole.
 - iv. Steve Rensel made a motion to accept the Treasurer's report. Cheryl Kaufman 2nd. The motion passed.
 - B. Environmental Report
 - i. Linda Rawles has resigned from the board. Cheryl Kaufman will assume the role of Environmental officer.
 - ii. Steve Rensel reported that the county sees no need for a meeting since Deer Trail paving is almost completed.
 - iii. Cheryl will contact the county to request that a county representative attend the AGM meeting to address resident questions.

- iv. Jacki Hoagland suggested that if a county representative attends the AGM, that the community be asked to pre-submit questions.
 - C. ACC Liaison Report
 - i. Nick Tilley gave a brief update.
 - ii. Lot # 194 is building an addition to their residence and adding another septic tank.
 - D. THVFD Liaison
 - i. Steve Rensel gave an update. Renovation to the building is ongoing.
 - ii. The THVFD now has a 3rd brush truck which was donated by the Forest Service and was retired from their fleet.
 - iii. The THVFD is now part of the AZ State Forestry network and as such Tonto Hills will be getting quicker responses from the Forestry service when needed.
 - iv. The THVFD budget is in process and will be ready for the AGM.
- VI. Old 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 does not do contracts. Steve will request a new bid for our records. Current pricing for the entrance, islands, and area around kachina is \$370/month.
 - C. Hillside petition
 - i. Steve Rensel reported that he has had no progress from Beth Mulcahy since 12/30. Cheryl Kaufman will contact Ms. Mulcahy to move things along.
 - D. Strategy to regain control of tontohills.org so we can manage emails easier and potentially change hosting services
 - i. The board adjourned to Executive Session to discuss
 - ii. Steve Rensel made a motion that Eric Hovland files a formal dispute with ICANN for a cost of \$1300 in order to regain control of our domain, tontohills.org, from AssociationComm. Eric Hovland 2nd. The motion passed.
 - iii. AssociationComm has an F rating with the Better Business Bureau. Steve Rensel and Cheryl Kaufman will file a complaint with the BBB.
 - E. Master Plant List for entrance
 - i. Cheryl Kaufman spoke with Bruce Miller of Moon Valley Nursery. The board approved an original plant list on 5/17/2016 and issued payment for same. Bruce Miller has a revised plant list dated 7/25/2016. The original plant list was not used for the entrance project, and the revised plant list was created without prior board approval. Neither plant list was used for the actual landscaping.
 - ii. Cheryl Kaufman made a motion to combine the original and modified plant lists to form a Landscape Master Plant List for any plants that need to be replaced in the future at the main entrance of Tonto Hills. Steve Rensel 2nd. The motion passed.

- iii. A separate plant list will be made for the other entrances since those plants need to be xeriscape only.

F. Sign Renovation

- i. Steve Rensel reported that Jeff Cole has completed replacing the signs that were identified by Steve. The project includes 8 templates that become the property of Tonto Hills for future use, and 13 signs replacing damaged and missing street name signs. They are 2 Blue Wash signs, 3 La Plata signs (2 with arrows), 2 Tonto Road signs, 2 Turquoise Lane signs, 2 Kachina Road signs with arrows, and 2 Old Mine Road signs for a cost of \$1,842.57. Jeff Cole also completed one template and address sign for the fire department which he donated.
- ii. Dick Mocny made a motion that since the worst signs have been replaced that the board rescind the \$2000 allocation in the 2017/2018 budget for sign repair. Steve Rensel 2nd. The motion passed 6 in favor; Diana Cole recused herself from the vote.

G. Plan and Order Dumpsters and schedule for early March

- i. Steve Rensel is investigating lower cost vendors. Seven (7) dumpsters were used last year.
- ii. Dumpsters will be ordered for the 1st week in March.

H. AGM Preparation

- i. Publish Last year minutes for BOD review – Jacki Hoagland has published and it's ready to go into the AGM packet.
- ii. AGM Agenda – the Agenda was reviewed and modified. Topics were assigned.
- iii. Review Candidate Bios and Cover Letter
 - 1. The Cover Letter was reviewed and corrected. The Candidate Bios are ready to go
 - 2. Steve Rensel made a motion that to adequately allow equal opportunity to each member to address their concerns and questions at the AGM, that a limit of 3 minutes per member be allotted. Cheryl Kaufman – 2nd. The motion passed.
- iv. Schedule Folding Party
 - 1. The folding party is scheduled for Tuesday, Feb. 21 at 6:30 at Jacki Hoagland's.
 - 2. Steve Rensel has requested that he receive all documents for the mailing by Friday, Feb. 17 so that he can get copies made.

VII. New Business

A. Linda Rawles Resignation

- i. Linda Rawles resigned via email to the board on Feb. 9, 2017
- ii. The board declined to consider any replacement since the AGM is next month.

VIII. Announcements

- A. Next Board meeting will be scheduled pending election at AGM
- B. Future Agenda Items – none added
- IX. Adjournment – Steve Rensel made a motion to adjourn. Diana Cole 2nd. The motion passed.
The board adjourned at 7:43.

Diana Cole Approved 4/20/2017
Diana Cole, Secretary