

# Tonto Hills Improvement Association

President: Bud Tolp  
Vice President: Cheryl Kaufman  
Treasurer: Kathleen Kuchta  
Secretary: Diana Cole

## 2018 Annual General Meeting – Minutes

Time: March 28, 2018 – 7:28 PM  
Location: Tonto Hills Volunteer Fire Department Firehouse  
42010 N. La Plata  
Cave Creek, AZ 85331

### Introductions – Steve Rensel

- Members present: Diana Cole, Jacki Hoagland, Cheryl Kaufman, Dick Mocny, Steve Rensel, Nick Tilley, Bud Tolp
- Members absent: Sharon Hunt

### Opening Comments – Steve Rensel

- Steve thanked the board for a productive year. He also thanked the ACC led by Charlie Civer, the THVFD led by Gary Hunt, and the Tonto Hills Ladies group for support of the THVFD fundraising.
- Steve reported board accomplishments of completing the front entrance lighting by Let There Be Light, replacing irrigation backflow valves, revising Policies and Procedures to remove banking information, completion of new website tontohills.net and hiring a new webmaster, migration of board meetings to firehouse and purchase of furniture for board meetings, and improved communication with county on roads led by Bud Tolp.

### Final Call for Ballots – Carefree Executive Services

### Approval of March 22, 2017 Annual General Meeting Minutes

Motion to approve: Cheryl Kaufman. Seconded: Bud Tolp. Motion passed.

### Reports

#### Treasury Report – Dick Mocny

- 2017–2018 THIA Financial Summary
- 2018–2019 Draft THIA Budget (information only)
- Dick Mocny reviewed budget. Dick reported that the previous donation to the church for use of their meeting rooms has been discontinued.
- Steve thanked Dick for 8 years of service to the board as Treasurer.

#### ACC – Charlie Civer

- Charlie Civer gave a progress report on and a review of the Declaration of Restrictions amendment and answered resident questions.

- Whatever is within the proposed 25% vegetation disturbance is up to the homeowner; only the disturbed area outside the 25% would be required to be revegetated with Sonoran Desert plants.
- It is fine to thin out brush all over the lot; it's a judgment call.
- Existing homes are grandfathered in.
- Question – Can you petition the ACC to allow greater than 25% disturbance if the amendment passes? No.
- Question – What is the definition of Hillside Disturbance? See Chapter 12; Development Section 1201 of Maricopa County Zoning Ordinance.
- Question – What if a resident is non-compliant with the D of R's? The THIA could sue.

### **THVFD – Gary Hunt**

- Gary gave a brief update on the new THVFD Firehouse and invited the community to use it for functions.
- Pat Monforte announced there would be a THVFD fundraiser for Cinco de Mayo.

### **Environmental – Bud Tolp**

- Bud gave an update on communications with Maricopa County and discussed plans to monitor Tonto Hills' air quality.
- Bud is waiting to hear if we are on the schedule for paving under their 5 year fiscal plan.
- There was a discussion on gravel shoulders for walking/riding should the roads be paved.
- There was a discussion on last year's request to investigate having 1 refuse company service all of Tonto Hills in order to reduce dust. Steve Rensel reported his findings; the board will investigate again.

### **Old and New Business**

Election count: 28 ballots cast; 0 write-ins

- New board members: Diana Cole, Jacki Hoagland, Sharon Hunt, Cheryl Kaufman, Kathy Kuchta, Steven Rensel, Susan Simkins, Nick Tilley, Bud Tolp
- New ACC Members – Charlie Civer, Bryan Gold, Ron Phillips, Steve Rensel, Nick Tilley, Robert Tattle

Website Update – Diana Cole

- Diana gave a brief review of the tontohills.net website.
- There is a link on the website to click should you need a new password.

Dumpsters for yard waste update – Steve Rensel

- Dumpsters are provided by Sierra Waste and are replaced approximately one per week.
- Steve asked for compliance with dumpster disposal guidelines.
- Dumpsters will be available through mid-April, unless they are no longer being used.

### **Membership Forum**

- Pat Monforte asked the board buy additional tables to facilitate community events.

Motion to Adjourn: Cheryl Kaufman. Seconded: Charlie Civer. Motion passed.

**Meeting adjourned at 9:04 p.m.**

Diana Cole    Approved 3/27/2019  
Diana Cole, Secretary