

Tonto Hills Improvement Association

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

Board of Directors Special Meeting Minutes Monday, August 20, 2018 – 6 PM

Christ the Lord Lutheran Church
9205 E. Cave Creek Rd
Carefree, AZ 85377

- I. Call to Order: 6:05 p.m.
- II. Roll Call
 - A. Present – Diana Cole, Jacki Hoagland, Sharon Hunt, Cheryl Kaufman, Kathy Kuchta, Steven Rensel, Susan Simkins, Nick Tilley, Bud Tolp
 - B. Guests –Charlie Hoagland, Ann and Sal DiChiara, Charlie Civer, Rick Nelson, Gary Hunt, Kristin Holasek, Sam and Sam Brandt, Sam Gibbs, Jim Gibbs, Bob and Kathy Swan
- III. Open Forum –
 - A. Ann DiChiara representing the THVFD Board of Directors presented the THVFD Articles of Incorporation and THVFD Bylaws for inclusion on tontohills.net. She also requested that the community be made aware that there are 3 openings for associate members on the THVFD Board of Directors.
 - B. There were questions and comments regarding the commercial lot plan for Lot #218 owned by Steve Rensel. Comments included storage of vehicles and their physical appearance above a 6 foot wall, review of the Lease contract between Desert Mountain and Steve Rensel, the original intent of D of R's including a pleasing and harmonious artist's community with a "high class business" district, Item #11 in the D of R's which requires a main building be erected prior to construction of a garage or stable, whether vehicles would belong to DM or their subcontractors, how activities on the lot would be monitored (e.g. if vehicle maintenance is taking place), recommendation to develop a Master Plan for the commercial lots, communication from the Board on this issue to the community, Desert Mountain's history of disrespect towards Tonto Hills which includes denial of water resources to protect the Tonto Hills community during the Cave Creek Complex Fire, potential abuse of water supplied by the DWID, potential storage of environmental toxins, such as pesticides and hazardous materials, and risk of fire to the community resulting from flammables stored on-site.
 - C. Steve Rensel read a list of vehicles that Desert Mountain provided to him that could be stored on the lot. Steve agreed to provide a copy to the Board. Steve also stated that once the lot is leased, he gives up the right of possession.
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of August 20, 2018
 - i. Steve Rensel made a motion to accept the agenda. Kathy Kuchta - 2nd. The motion passed.
 - B. Approval of Meeting Minutes of June 5, 2018.
 - i. Bud Tolp made a motion to approve, Steve Rensel 2nd. The motion passed.

V. New Business

A. Donation to church for use of facility

- i. Cheryl Kaufman made a motion that the Board donates \$150 to the church for use of their meeting facilities through Nov.1. Diana Cole- 2nd. The motion passed.
- ii. Kathy Kuchta will have a check cut for the church. Diana Cole will confirm that this is acceptable to the church.

VI. Executive Session

- A. Bud Tolp made an announcement that the Board would adjourn to Executive Session without Steve Rensel due to a conflict of interest and on advice of legal counsel. Bud reviewed the legal opinion provided to the Board from THIA attorney Beth Mulcahy indicating that due to a conflict of interest the owner in question should not be included in Executive Session. Steve Rensel agreed to recuse himself from voting but stated his intention to attend the Executive Session and refused to excuse himself from said meetings.

- VII. Adjournment – A break was called at 7:03. The meeting adjourned to Executive Session at 7:15.

Diana Cole Approved 9/10/2018
Diana Cole, Secretary