

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes August 7, 2018 – 6 PM

Tonto Hills Volunteer Fire Department Firehouse
42012 N. La Plata
Cave Creek, AZ 85331

- I. Call to Order: 6:03 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, Dave Simkins, Earl and Linda Fleisher, Scott Bell, Terry and Eric Luker, Yo Morita, Tara Laman, Tom Rawles, Mark Huebner, Pat and Joe Monforte, Warren and Cindy Leek, Sal DiChiara, John Trojan, Michael Jans, Teresa Jans, Carol Huebner, Mark and Pam Gutierrez, Robert Tattle, Judy Tolp, Dick Mocny, Jerry and Erin Hoyer, Frank Villers.
- III. Open Forum –
 - A. There was a discussion on the water pipeline that Desert Mountain has running across Deer Trail Rd.
 - B. There was a discussion on the rip rap running along Old Mine Rd.
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of August 7, 2018
 - i. Diana Cole made a motion to accept the agenda. Steve Rensel- 2nd. The motion passed.
 - B. Approval of Meeting Minutes of June 5, 2018.
 - i. Steve Rensel made a motion to approve, Diana Cole 2nd. The motion passed.
 - C. Approval of Executive Session Minutes of June 5, 2018.
 - i. Steve Rensel made a motion to approve, Bud Tolp 2nd. The motion passed.
- V. Reports
 - A. Treasurer's Report –
 - i. Kathy Kuchta gave the Treasurer's Report. Steve Rensel made a motion to accept the 2018/2019 Budget. Diana Cole amended the motion to approve the budget with the addition of \$500 for the Welcome Wagon. Cheryl Kaufman - 2nd. The motion passed.
 - B. Environmental Report
 - i. Bud Tolp gave a road update. The roads have been chip sealed and graded. Dust palliative is planned in the near future.

- iv. Steve Rensel answered questions from attendees and board members regarding his commercial Lot #218 plan for a Landscaping Vehicle Storage Yard.
 - a. Steve Rensel stated
 - 1. The structure will be an 8' wall with a gate and mature trees planted around it.
 - 2. That it would meet C2 zoning as a Self-Storage Unit.
 - 3. That all workers' personal vehicles would be parked inside the structure during the day and that workers would come and go between sun up and sun down.
 - 4. That the entrance would be off of La Plata.
 - 5. No maintenance of vehicles would be done on site.
 - b. Comments included excessive water usage by the stored vehicles and need for DWID review, impeding traffic flow during the 2 times a day that trucks come and go, parking of personal vehicles by the workers, access to the lot via a residential street, the wall appearance, noise pollution, diesel odors, a decrease in property values, and that this commercial lot use would not meet the qualification in the D of R's as a "High Class business".
 - c. Other comments included restricting property rights, the board's authority to address this issue, previous attorney opinions on board member recusal, and interpretation of D of R's.

C. Next Steps regarding Commercial Lot #218

- Steve Rensel told the Board that his attorney advised him that the THIA Board was at risk for a lawsuit. He also stated he has no current plans to sue the Board. Bud Tolp responded that Desert Mountain initiated communication with THIA and that they requested a reply.
- i. Steve Rensel encouraged the Board not to seek legal counsel on behalf of the community regarding the commercial lot due to a previous 2014 legal opinion in THIA records. Cheryl Kaufman commented that the 2014 opinion was not germane to the Commercial Lot #218 matter.
- ii. Bud Tolp will follow up with an attorney on behalf of the THIA.

D. Temporary traffic barricades along Old Mine Rd

- i. Steve Rensel indicated the barricades are to prevent vehicles from driving on private property. He has no plans to remove them at this time.

VIII. Announcements

- A. Next Board Meeting is scheduled for Monday, September 10, 2018 at 6PM.
- B. Future Agenda Items – Additional agenda items may be added before next meeting

IX. Adjournment – The meeting adjourned at 8:45.

Diana Cole Approved 8/20/2018
Diana Cole, Secretary