

# Tonto Hills Improvement Association

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

## Board of Directors Meeting Minutes Wednesday, November 7, 2018 – 6 PM

THVFD Firehouse  
42012 N. LaPlata Rd  
Cave Creek, AZ 85331

- I. Call to Order: 6:10 p.m.
- II. Roll Call
  - A. Present – Diana Cole, Jacki Hoagland, Cheryl Kaufman, Kathy Kuchta, Steven Rensel, Nick Tilley, Bud Tolp
  - B. Guests –Charlie Hoagland, Amy Kent Stuart, David Simkins, Ann DiChiara, Ron Phillips, Rick Nelson, Pat and Joe Monforte, Michael Jans, Kent Debnam, Jeff Cole, Cindy Leek, Diana Battiste, Robert Tattle, George Hoxie, Marilyn Flanders, Charlie Civer.
- III. Open Forum –
  - A. There was a discussion on road issues – cutting vegetation along the roadside, paving and chip sealing, possibility of roadside trails, speed limits post-paving, and the width of the chip sealed road. There was a discussion on doing a community survey to determine the level of interest in roadside trails.
  - B. A letter was read by resident Cheryl Kaufman in response to Steve Rensel's letter read at the last board meeting.
  - C. Ann DiChiara reported that \$500 was raised at the last THVFD fundraiser. A Holiday Party and Fundraiser are scheduled for December 15 at the THVFD Firehouse.
  - D. There was a discussion on trenching on lot #218 and whether the parking of the RV on this lot is in violation of the THIA D of R's. This item will be added to the next ACC or THIA Board agenda.
  - E. There was a request for a searchable feature to be added to tontohills.net document archive.
- IV. Consent Agenda Items:
  - A. Acceptance of Meeting Agenda of November 7, 2018
    - i. Bud Tolp made a motion to accept the agenda. Cheryl Kaufman - 2<sup>nd</sup>. The motion passed.
  - B. Approval of Meeting Minutes of October 9, 2018.
    - i. Bud Tolp made a motion to approve. Kathy Kuchta 2<sup>nd</sup>. The motion passed.
- V. Reports
  - A. Treasurer's Report
    - i. Kathy Kuchta gave the Treasurer's report. Only 3 lots remain in arrears for their annual dues. Bud Tolp requested that the Treasurer's report be sent out 1 week prior to the board meeting to allow time for review.

- ii. THIA Annual Dues Delivery Notice – All annual invoices will be sent out by USPS and electronically by May 1 each year with a due date of May 31. Late fees will be assessed if dues are not received by June 15.
- iii. DWID Request for Dues Waiver – Nick Tilley made a motion that the DWID not be granted an exception to the annual THIA Dues payment. Diana Cole-2<sup>nd</sup>. The motion passed.
- iv. Bank Update – The accounts have been moved to the new bank. Kathy Kuchta will arrange to have an escrow account opened for use by the ACC.
- v. The THVFD donation of \$16,000 has not yet been made this year. The donation is on hold pending submission of a budget and financial report to the Board and the THVFD checking account being updated with newly elected officers.

#### B. Environmental Report

- i. Bud Tolp gave an update on the roads. Chip Sealing is expected to begin before the end of the month. Bud will follow-up on residents' questions and any new information will be shared with the community.
- ii. Bud Tolp and Steve Rensel provided information that the open trench and RV on Lot #218 will be moved out of the La Plata road right-of-way per MCDOT's direction.
- iii. Bud Tolp reported that the traffic barricades on Old Mine Rd were also to be moved according to MCDOT. Steve Rensel has not been notified of this. Both Bud Tolp and Steve Rensel will follow-up with the county.

#### C. ACC Report

- i. Nick Tilley gave an update. Please see ACC Minutes of 10/9/18 for more detail.

#### D. THVFD Report

- i. The new THVFD Board roster consists of Steve Rensel, President; Ann DiChiara, Secretary; Nancy Nelson, Treasurer; and residents Eric Luker, Ron Phillips, and Corey Garrison. The THVFD is looking for additional board members and volunteer firefighters.
  - a. A meeting of the new THVFD Board was scheduled for Thursday, Nov. 8 at 6PM. A notification email blast will be sent out to the community in the morning.
- ii. Steve Rensel reported that everything is working well at the Firehouse.

#### E. Welcome Wagon Report

- i. Jacki Hoagland reported that the paper directory is almost complete.

- ii. Jacki Hoagland displayed the new Welcome Wagon gift.
- iii. Diana Cole made a motion that the gifts be budgeted at \$50 each. Cheryl Kaufman-2<sup>nd</sup>. The motion passed.

## VI. Unfinished Business

A. Schedule of Fines for violation of Tonto Hills D of R's – compilation of a proposed draft by the ACC was tabled until the next meeting.

### B. Commercial Lots

- i. Bud Tolp reported that the new Commercial Lots Committee will consist of Bud Tolp, Chair; Robert Tattle, ACC Chairperson; Tom Cagliotti, Charlie Civer, Denny Maple, Rick Nelson, and Steve Rensel. 1<sup>st</sup> alternate is Elizabeth Mullikin. 2<sup>nd</sup> alternate is Rick Erland. The first meeting will be scheduled after Thanksgiving.
- ii. Bud Tolp clarified that Steve Rensel will be on the committee but not specifically representing the ACC. He will report back to the ACC if needed.
- iii. Bud Tolp also stated that the then-current ACC Chairperson will serve on the committee as long as the committee functions.
- iv. There was a question whether this committee will be indemnified by the THIA Board's Insurance Policy. Kathy Kuchta will research and provide update at the next Board meeting.

### C. Communication with THIA Community

- i. A real estate flyer holder to be used for paper copies of Board and ACC minutes for those residents with no email has been placed on the THIA kiosk located at the mailboxes. Nancy Nelson has volunteered to keep it stocked with current minutes as needed.
- ii. A sandwich board to announce THIA, ACC, and THVFD board meetings as well as THVFD fundraisers has been purchased and is now in use. It will be posted at the THIA kiosk at the mailboxes prior to each meeting.

## VII. New Business

### A. Resignations of Board Members Susan Simkins and Sharon Hunt

- i. Bud Tolp announced the resignation of Susan Simkins and Sharon Hunt
- ii. Diana Cole made a motion to replace the open positions on the board. Jacki Hoagland- 2<sup>nd</sup>. The motion passed.
- iii. Ann DiChiara, Marilyn Flanders, and Michael Jans volunteered to fill the open positions. Ann DiChiara and Michael Jans received the majority of Board Member votes and have been added to the THIA Board of Directors. Marilyn Flanders was thanked for her offer to serve.

- B. Email communication distribution and guidelines
    - i. Bud Tolp is drafting email distribution and communication guidelines that will apply to all Board, ACC and other working committee members. Further discussion is tabled until the next meeting.
  - C. Request for Community Forum with MCDOT on Roads
    - i. Bud Tolp has reached out to Traci Ruth, Division Manager, Strategic Communications and Outreach for available dates.
- VIII. Announcements
- A. Next Meeting Date is set for Wednesday 12/5/2018 at the Firehouse at 6pm.
  - B. Future Board Agenda Items to be added upon request.
- IX. Adjournment – Diana Cole made a motion that the board adjourn. Steve Rensel -2<sup>nd</sup>. The motion passed. The board adjourned at 8:00 PM.

Diana Cole      Approved 12/5/2018  
Diana Cole, Secretary