

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes Monday, September 10, 2018 – 6 PM

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

- I. Call to Order: 6:07 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, Gary Hunt, Sam Gibbs, Jim Gibbs, Bob and Kathy Swan, Robert Tattle, Holly Laman, Tara Laman, Louann and Ed Voss, Catherine Rockwell, Tom and Linda Rawles, David Simkins, Donna Cohen, Sally Caglioti, Tom Caglioti, Steve and Amy Woods, Michael and Donna Gaspard, Marilyn Flanders, Rick and Lori Erslund
- III. Open Forum –
 - A. Issues regarding the billing system for THIA dues were discussed. Residents requested mailed invoices and courtesy calls if dues remain unpaid and offering an option for opt out of paper for email instead.
 - B. Concerns were expressed regarding the proposed landscaping vehicle storage yard on Lot #218.
 - C. There was a request for a paper directory. Jacki Hoagland reported that it should be available by the end of the year.
 - D. Concerns were expressed regarding speeding. Bud Tolp reported that a speed monitor has been requested for Tonto Hills. Also plant overgrowth hanging into the roads was stated to be a hazard.
 - E. A commercial lot proposal written by Charlie Civer was read.
 - F. There was a discussion on the hazard signs on lot # 231E sitting in the County right-of-way. Lot owner, Steve Rensel, has reported to the Maricopa County Roads Dept. the need for a berm on that corner to avoid eroding his lot with no results. It was suggested that he contact the County Supervisor for action, as some residents feel the signs are an eyesore.
 - G. Information on the chip sealing of Tonto Hills' roads was requested.
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of September 10, 2018
 - i. Steve Rensel made a motion to accept the agenda. Bud Tolp - 2nd. The motion passed.
 - B. Approval of Special Meeting Minutes of August 20, 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. She also reported that the Tonto Hills accounts are in the process of being moved to a new bank.
- ii. There was a discussion on billing dues to the DWID for the two lots that they own. Kathy Kuchta will research the history of billing.
- iii. There was a discussion on Dues Notices mailed to residents and the possibility of going to paper notices mailed by USPS. A proposal will be made at the next meeting.

B. Environmental Report

- i. Bud Tolp gave an update on the chip sealing of Tonto Hills roads
- ii. Chip sealing will begin in September and by completed in October. Residents should receive a yellow notice from the County with dates for each road to be done. This is an interim measure until the County completes the scope, design and roadway plans for paving the Tonto Hills roads at an undetermined time in the future.
- iii. In 2019, the county will be repaving Cave Creek Road from Deer Trail to the end of the current paving.

C. ACC Report

- i. Nick Tilley gave an update. The ACC has three new members: George Van Ess, Don Mann, and Chairperson Robert Tattle.
- ii. Ideas for several lots including two commercial lots and two residential lots have been submitted; no further action has been taken. Two residential lot building plans have been stamped and approved.

D. THVFD Report

- a. Steve Rensel gave an update on training, the brush truck, and repair of the air conditioning system at the firehouse.
- b. The THVFD board now consists of Steve Rensel, Ann DiChiara, Eric Luker, Corey Garrison, plus 2 seats that are still open.

E. Welcome Wagon Report

- i. Jacki Hoagland reported that she is updating the paper directory and getting a list together of new residents.

VI. Unfinished Business

- A. Schedule of Fines for violation of Tonto Hills D of R's – tabled until next meeting
- B. Update on Desert Mountain water lines along Deer Trail

- i. Bud Tolp reported they should be removed by the end of the week

C. Commercial Lots

- i. Bud Tolp gave an update on steps taken by the Board to date:
 - a. Cheryl Kaufman reported the Scrivener's Error Amendment correcting the lot numbering in #17 of the Tonto Hills D of R's from "lots 201 and 214" to "lots 201 to 223" has been submitted (note - it is recorded with the county as of 9/10/2018).
 - b. The Board has reviewed #11 of the D of R's and determined that this restriction applies both to commercial and residential lots
 - c. Bud gave an update on attorney communications regarding Steve Rensel's recusal from not only voting but also attending Executive Sessions. Steve Rensel submitted an email to the Board on 8/23/2018 recusing himself from any discussions pertaining to properties that he owns, including those in Executive Sessions.
 - d. The Board mailed a letter to all residents on 9/8/2018 asking for updated contact information. The Board is also researching a flyer-type stand to make copies of minutes available near the kiosk for community members who do not have email. Copies of Board Minutes are still posted in the kiosk at the mailboxes.
 - e. There was a discussion on the meaning of #21 of D of R's.
- ii. Cheryl Kaufman read the following definition of "High Class Business" as board clarification of language used in #17 of the Tonto Hills D of R's (amended May 2, 1987): *"Character of operation and quality of appearance that is in keeping and consistent with the Tonto Hills community as a whole, while maintaining its natural setting, quiet environment, preserving the property values within Tonto Hills, and offering products or services that could benefit its residents"*.
- iii. Cheryl Kaufman made a motion that this clarification by the Board be accepted as the definition of High Class Business used in item #17 of Tonto Hills D of R's and recorded in the minutes of this meeting. Diana Cole amended the motion to include adding this Board interpretation to Addendum A to the Bylaws of the THIA: ACC Design Review Process and Procedures. Cheryl Kaufman accepted the amendment. Bud Tolp – 2nd. The motion passed, with 1 recusal.

VII. New Business

A. Pet Waste Station

- i. Jacki Hoagland offered to fill up the pet waste stations with pet refuse bags

- ii. Bud Tolp made a motion that Jacki be reimbursed for the purchase of pet refuse bags as needed to refill the waste stations. Diana Cole-2nd. The motion passed

VIII. Announcements

- A. Next Meeting Date was set for Tuesday 10/9/2018 at the Firehouse at 6pm following the ACC meeting provided the AC unit is working correctly.
 - B. Future Board Agenda Items to be added upon request.
- IX. Adjournment – Diana Cole made a motion that the board adjourn to Executive Session. Bud Tolp-2nd. The motion passed. The board adjourned at 7:38.

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