

Tonto Hills Improvement Association

President: Bud Tolp
Vice President: Cheryl Kaufman
Treasurer: Mark LaLiberte
Secretary: George Hoxie

Wednesday, December 4, 2019 - 7 PM

Approved 2 - 5 - 2020

THVFD Firehouse
42012 N LaPlata Rd
Cave Creek, AZ 85331

- I. Call to Order: 7:05 p.m.
- II. Roll Call
 - A. Present - Bud Tolp, Ann DiChiara, Michael Jans, Cheryl Kaufman, George Hoxie, Jacki Hoagland, Florence O'Connor, Mark Laliberte, Char Lavinger.
 - B. Guests - Rick Nelson, Linda Rawles, Tom Rawles, Sam Gibbs, Tom Coglioti, Ron Phillips, Paul O'Connor, Pat Monforte, Joe Monforte.
 - C. George Hoxie was voted to be temporary Secretary.
- III. Open Forum -
 - A. Ron Phillips asked if an email was going to be discussed. Bud said, "No, it was closed." Linda Rawles asked who it was. Bud questioned Linda's authority to speak and asked if she was a resident. George said that it had been discussed originally in Executive Session because he thought it would be too humiliating to the ACC member in question if it had been presented in open meeting. George feels it should have originally been presented in open meeting not executive session based on AZ open meeting.
 - B. Sam Gibbs wanted to know about the Board's decision regarding an 8 ft wall requested by lot 184. Sam reported owner of lot 184 was making crude gestures to him and his 3 yr old daughter because it is assumed he was upset about Sam's new house impinging his view. BOD took a vote and declined variance. Bud to report to owner of Lot 184..
 - C. Tom Coglioti asked about dark sky and if it was being enforced. Monforte said they needed to keep the lights on to keep bats away.
 - D. Ron Phillips said they advise owners to use "down lighting".
 - E. George Hoxie said he understands AZ law says The BOD and ACC can't go into executive session unless it is for pending litigation. He also said that according to his understanding AZ law says all meetings must be transparent.
- IV. Consent Agenda Items:

No minutes to approve

V. Reports

A. Treasurer's Report - Mark

1. CES contract needs funds
2. Report by Friday

B. Environmental Report - Bud

Roads need repairs. Bud will follow up

C. ACC Report Update building - Norris - started work, Hoyer - presentation

D. THVFD Report

CPR Training - Sam Gibbs says he would do it for free without certificate.

E. Welcome Wagon

Nothing to report.

F. Landscape Report

- a) Contract signing start the middle of December twice a month, middle and end of the month.
- b) Ann motioned to paint entrance. Michael will get bids - approved

VI. Unfinished Business

A. Commercial Lots - Bud says done, no further discussion.

B. Vote allocation - Rick Nelson says vote allocation was done 2018. Mark, Rick, Bud, Cheryl to update. 235 Lots, parking mergers etc.

VII. New Business

A. Mail Boxes - Ann don't move - passed.

B. Variance request denied see III B See Sam Gibbs comments above. Bud to inform Vaness

C. Agenda needs to be out 72 hrs ahead of meeting.

VIII. Announcements

A. Next meeting: January 7, 6:30 p.m.

B. Paint entrance, looking for bids and allocate funds,

IX. No Executive Session

X. Adjournment - 8:15 p.m.

George Hoxie, Temporary Secretary