

Tonto Hills Improvement Association

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

Tuesday, February 5, 2019 – 6 PM

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

- I. Call to Order: 6:07 p.m.
- II. Roll Call
 - A. Present – Diana Cole, Ann DiChiara, Michael Jans, Cheryl Kaufman, Kathy Kuchta, Nick Tilley, Bud Tolp
 - B. Absent - Jacki Hoagland, Steven Rensel
 - C. Guests –Rick Nelson, Nancy Nelson, Robert Tattle, Ralph Spurgin, Charlie Civer, Jeanette Barkley, George Hoxie, Linda Rawles, Tom Rawles, Jim Gibbs, Sam Gibbs
- III. Open Forum –
 - A. Ralph Spurgin presented information on why he believes the DWID should be granted a waiver of the THIA annual dues assessment. The issue will be placed on a future board agenda.
 - B. There was a discussion on the new ACC Policies and Procedures adopted 12-5-2018. Ralph Spurgin requested his particular questions be addressed at the AGM.
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of February 5, 2019
 - i. Ann DiChiara made a motion to accept the agenda. Cheryl Kaufman - 2nd. The motion passed.
 - B. Approval of Meeting Minutes of December 5, 2018.
 - i. Bud Tolp made a motion to approve. Ann DiChiara 2nd. The motion passed.
- V. Reports
 - A. Treasurer's Report
 - i. Kathy Kuchta gave the Treasurer's report and presented the draft 2019/2020 THIA budget.
 - ii. Financial Processes Committee Update
 - a. Kathy Kuchta presented a draft contract for CES. She will research the addition of a bond requirement to the contract. CES is unwilling to pay for Professional Liability Insurance.
 - b. Michael Jans discussed audit requirements of the THIA Policies and Procedures. The last audit was in 2011. A copy of the DWID audit procedures will be reviewed for possible use as a template for the THIA.

- c. Diana Cole discussed the need for a project manager for the THIA landscape maintenance company. Bud Tolp made a motion that Cheryl Kaufman with back up by Ann DiChiara be the project manager for the landscape company. Diana Cole 2nd. The motion passed.
- d. Diana Cole presented changes to the current THIA Policies and Procedures document and made a motion that the changes be accepted. Cheryl Kaufman 2nd. The motion passed.

B. Environmental Report

- i. Bud Tolp gave an update on the roads. He will contact the roads department again regarding a speed monitor.

C. ACC Report

- i. Nick Tilley gave an update. Please see ACC Minutes of 1/8/2019 for more detail. A discussion on flagpoles will be on the next agenda.

D. THVFD Report

- i. Treasurer, Nancy Nelson, presented the Income and Expense Budget for Jul 18-June 19 and the proposed budget for 2019/2020. The budget will be part of the AGM mailing.

E. Welcome Wagon Report

- i. No report.

VI. Unfinished Business

A. ACC Schedule of Deposits and Penalties

- i. Changes to the current document were discussed by Robert Tattle. Additional corrections will be sent to the board for approval at the next regular board meeting.
- ii. Bud Tolp reviewed a letter to the community to be included in the AGM mailing that informs owners of the new document and Schedule D Deposits and Penalties.
- iii. A request for waiver of requirement to follow new Schedule D by Lot #s 183 and 132 was presented by Sam and Jim Gibbs. Bud Tolp made a motion to grant an exception and allow these owners to follow the old deposit and fee schedule. Ann DiChiara 2nd. The motion passed.

B. Commercial Lots

- i. Bud Tolp gave an update on the Commercial Lots Committee. They plan to write a white paper with recommendations for changes to the D of R's by March 1, 2019.

- C. Email Communication
 - i. Bud Tolp will resend an Email Communication document for review by the board which will be discussed at the next meeting.
 - D. Diana Cole presented the results of the roadside trail survey. The results were approximately divided 50/50 between least important and most important. The results will be presented at the AGM.
 - E. Diana Cole presented a complaint from Lot owner #61. Which emailed items will be snail mailed to community members will be an agenda topic at the next regular board meeting.
 - F. Bud Tolp presented research to date on county rules for parking autos and large trucks on Tonto Hills roads. Bud has asked for clarification on residential rules from the Board of Supervisors.
- VII. New Business
- A. Relocation of Mailboxes – tabled until next regular board meeting
 - B. Stop Signs
 - i. Resident Charlie Civer presented concerns about speeding in the neighborhood and possible remedy of stop signs.
 - ii. Bud Tolp will contact the County regarding road safety
 - C. AGM Preparation
 - i. Diana Cole reviewed AGM documents. Changes were made to the agenda.
 - ii. The stuffing party is set for February 11 at the home of Michael Jans.
 - iii. Cheryl Kaufman offered to arrange for the dumpsters.
 - iv. A reminder email blast regarding the AGM will be sent out.
 - v. Rick Nelson presented his concerns regarding a requirement for partial votes of the parking tracts as interpreted by the DoR's. This item will be reviewed at the next regular board meeting.
- VIII. Announcements
- A. Next regular Board Meeting Date will be set following the election of new board members on March 27, 2019.
 - B. Future Board Agenda Items to be added upon request.
- IX. Adjournment – Bud Tolp made a motion that the board adjourn. Cheryl Kaufman -2nd. The motion passed. The board adjourned at 8:40 PM.

Diana Cole/Jacki Hoagland Approved 4/10/2019
Diana Cole, Secretary

