

Tonto Hills Improvement Association

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

2019 Annual General Meeting – Minutes

Time: March 27, 2019 – 8:08 PM
Location: Tonto Hills Volunteer Fire Department Firehouse
42010 N. La Plata
Cave Creek, AZ 85331

Introductions – Bud Tolp

- Members present: Diana Cole, Ann DiChiara, Michael Jans, Kathleen Kuchta, Steve Rensel, Bud Tolp
- Members absent: Jacki Hoagland, Cheryl Kaufman, Nick Tilley

Opening Comments – Bud Tolp

- Bud thanked the board for a productive year. He also thanked the ACC led by Robert Tattle.
- Bud reported board accomplishments of facilitating communication about the possible commercial lot issue with Desert Mountain, managing the easement granted to Desert Mountain across certain Tonto Hills lots, working with MCDOT regarding road dust abatement and chip sealing, revision of the ACC Policies and Procedures, and establishment of a commercial lot committee to assess and make recommendations to the board for future planning of commercial lots.

Final Call for Ballots – Carefree Executive Services

Approval of March 28, 2018 Annual General Meeting Minutes

Motion to approve: Bud Tolp. Seconded: Steve Rensel. Motion passed.

Reports

Treasury Report – Kathleen Kuchta

- 2018–2019 THIA Financial Summary
- 2019–2020 Draft THIA Budget (information only)
- Kathleen Kuchta reviewed the budget. Kathy also reported that our accounts were moved to a new financial institution to improve service and security and a new escrow account was set up for the ACC.

ACC – Robert Tattle

- Robert Tattle gave an update on ACC activities in the last year
 - Bud briefly reviewed a recent legal opinion regarding Appendix D provided by the community's law firm, Mulcahy Law Firm.

THVFD – Scott Bell, Steve Rensel and Nancy Nelson held an update prior to the AGM meeting.

Environmental – Bud Tolp

- Bud gave an update on communications with Maricopa County. There are plans to add aggregate rubber asphalt on top of existing chip seal in the future. A drainage contract has been awarded by MCDOT to assess drainage requirements prior to further road improvement.
- Bud is in contact with MCDOT regarding stop signs and speed monitoring assessment.

Old and New Business

Election count: 52 ballots cast; 3 write-ins

- New board members: Ann DiChiara, Jacki Hoagland, George Hoxie, Michael Jans, Cheryl Kaufman, Mark LaLiberte, Charlene Lavinger, Florence O'Connor, Bud Tolp
- New ACC Members – Charlie Civer, Don Mann, Ron Phillips, Robert Tattle, Nick Tilley, George VanEss.

Survey on Roadside Paths – Diana Cole

- Diana reviewed the survey results. Out of 197 email recipients, 86 took the survey. 35% thought a dirt pathway was very important; 35% thought a dirt pathway was not at all important, and the remaining respondents were equally distributed in between.

Commercial Lots Committee – Bud Tolp

- The committee is looking at county ordinances and potential uses of the commercial lots. Once completed the committee will make recommendations to the board for consideration.

Dumpsters for yard waste update –

- Dumpsters will be available through mid-April.
- Cheryl Kaufman and Eric Luker are monitoring and ordering the dumpsters.

Membership Forum

- Residents brought up concerns regarding the new Appendix D to the ACC Policies and Procedures detailing specific deposits and penalties. Concerns included Board authority, questions of grandfathering, the purpose of deposits and penalties, and the possibility of a D of R amendment.
- A resident questioned the purpose of the commercial lots committee and definitions added to the ACC Policies and Procedures in 2018 which were approved by legal review.

Motion to Adjourn: Bud Tolp. Seconded: Steve Rensel. Motion passed.

Meeting adjourned at 9:12 p.m.

George Hoxie, Temporary Secretary Approved 5/27/2020
Diana Cole, Secretary