

Tonto Hills Improvement Association Minutes

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

Tuesday Jan. 7 2020, 6:30 PM - Approved 2-5-2020

THVFD Firehouse
42012 N LaPlata Rd
Cave Creek, AZ 85331

- I. Call to Order: 6:50 p.m by Cheryl Kaufman
- II. Roll Call
 - A. Present - Ann DiChiara, Michael Jans, Cheryl Kaufman, George Hoxie, Florence O'Connor,, Char Lavinger. Mark Laliberte 7:00, Bud Tolp at 7:10,
 - B. Guests - Rick Nelson # 60, Steve Rensel, Linda Rawles and Tom Rawles 231F, Kym Westhoff 212, Charles Civer #131, Mike Rockwell
- III. Open Forum -
 - A. Mail Box . R. Rensel asked about Mail boxes being moved status - believes it is a safety issue where they are located
 - B. T Rawles shared proof of ownership of lot
 - C. Voting at AGM one vote per lot. (Dec 4 BOD meeting BoD to review to confirm Rick Nelson says vote allocation was done 2018. Mark, Rick, Bud, Cheryl to update. 235 Lots, parking mergers etc) Cheryl to follow up. Commercial Lots - (Bud says done, no further discussion 12-4.)
 - D. C. Civer - Commercial Property White Paper? Bud - Upcoming BoD to review
 - E. G. Hoxie - discussion of the use of a recording device at meeting; decided OK to record, Cheryl, 2nd by Ann - approved
- IV. Consent Agenda Items
 - A. Approved
 - B. Minutes will be resubmitted next meeting
- V. Reports
 - A. Treasurer's Report - Mark
 1. Approx 7 dues not collected
 2. Suggested by BOD to discuss an increase annual fees, we are just barely floating. Discussion - will be in next agenda and for AGM.
 3. **Motion** Bud, 2nd Mark all approved
 - B. Environmental Report - Bud
 1. Roads need repairs. MCDOTto fix roads

2. Asked if everyone received MCDOT new road proposal
 - C. ACC Report Update building - George - reported no minutes for ACC since March - 2019. Charlie to follow up with Ron Phillips, Charlie wants to see new blood in ACC - requested in be in the AGM material
 1. File cabinet requested for plans by Ann
 2. Bud will have them digitized at no cost to THIA
 3. Ann withdrew request
 - D. THVFD Report
 1. Ann requested a support of a fundraiser March 21
 - E. Welcome Wagon

Nothing to report.
 - F. Landscape Report
 1. Michael provided bids, Michael said should provide a 5 year warranty
 2. Michael to follow up on bids and contract with Nulty if he gets agreement - fencing to not be included in bid
- VI. Unfinished Business
- A. See above - AGM Vote allocation - Ann to find out history, talk to Lois. T Rawles request the previous study to be made public
- VII. New Business
- A. C. Civer -Explanation presented of Driveway issue and possible drainage problem fro down hill properties. Charlie to follow up with a letter to the homeowner (will be given to Bud to send out from THIA) explaining issue and possible notification to MC planning if not resolved.
- VIII. Announcements
- A. Next meeting: Feb 5th @ 6:30 PM
- IX. No Executive Session
- X Next agenda Items
Annual Meeting
- XI Adjournment - 8:38 p.m.

George Hoxie, Temporary Secretary