

Tonto Hills Improvement Association

President: Michael Jans
Vice President: Ann Dichiara
Treasurer: Mark LaLiberte
Secretary: Diana Cole

Board of Directors Meeting Minutes Wednesday, November 11, 2020 6:30

Due to the pandemic, this meeting was conducted via Zoom webinar.

- I. Call to Order: 6:33 p.m.
- II. Roll Call
 - A. Present – Diana Cole, Ann Dichiara, Jim Gibbs, Jacki Hoagland, Michael Jans, Jamie Norris, Bud Tolp
 - B. Absent – George Hoxie, Mark LaLiberte
 - C. Guests – 2 residents attended
- III. Open Forum
 - A. Michael Jans announced that Ron Phillips has resigned from the ACC, noting that he and Cheryl Kaufman are moving from Tonto Hills. On behalf of the community, Michael expressed thanks to both Cheryl and Ron for their years of service to the community serving on the Board, ACC, and THVFD.
 - B. Michael Jans also announced that Mark LaLiberte will be joining the DWID next year, and is resigning from the Board effective 12/1/20.
 - C. Michael Jans expressed thanks to Kristine Holasek for organizing the first annual Tonto Hills Halloween Dog Walk.
 - D. Jim Gibbs suggested placing signs at the various entrances of Tonto Hills and on Old Mine Rd past Ravensview saying Tonto Hills Community Resident Traffic Only. Jim will bring a proposal to the next meeting.
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of 11/11/20
 - i. Ann Dichiara made a motion to accept the agenda. Bud Tolp – 2nd. The motion passed.
 - B. Approval of Meeting Minutes of 9/23/20
 - i. Ann Dichiara made a motion to accept. Bud Tolp – 2nd. The motion passed.
- V. Reports
 - A. Treasurer's
 - i. None at this time
 - B. ACC
 - i. Bud Tolp and Jacki Hoagland gave the ACC report.
 - C. THVFD
 - i. Ann Dichiara gave an update on the THVFD. She thanked the Forest Service for their work to put out the Sears Kay fire.

D. Environmental

- i. None at this time

E. Landscaping

- i. Jim Gibbs reported that all landscaping water and lights are working.
- ii. Jim Gibbs will be submitting a proposal to update landscaping around the Kachina.

F. Welcome Wagon

- i. Nothing to report this month.

VI. Unfinished Business

A. Code of Conduct - Motion to amend THIA Policies and Procedures approved 1-March 2011 to include 13.1 Procedures for Board Member or ACC member's violation of the Code of Conduct

- i. Ann Dichiara made a motion to approve. Jacki Hoagland- 2nd. The motion passed.

B. Executive Session Guidelines - Motion to amend Bylaws of the THIA Amended 2/7/2015 to add - Article Four Section 10.0 Executive Session

- i. Ann Dichiara made a motion to approve. Jim Gibbs- 2nd. The motion passed

C. Commercial Lots next steps recommendations

- i. Michael Jans reported on his meeting with attorney Rod Jarvis. He presented four options for Mr. Jarvis review: Doing nothing, rezoning, DoR amendment, using existing documents and clarifying definitions. The best option at this time appears to be clarifying the language in our existing documents. Michael suggested that the ACC begin to review the language, identify terms that can be clarified, and draft definitions.
- ii. Ann Dichiara made a motion that the ACC begin this process. Diana Cole- 2nd. The motion passed.

D. Recommendations on

- i. Contract Procurement and Management Process – postponed until next meeting
- ii. Financial Presentation Model – postponed until next meeting
- iii. Financial Controls – postponed until next meeting
- iv. Assuring Financial Health of THIA – postponed until next meeting

- E. General conduct at THIA and ACC meetings – Considering the Board is required to follow a specific Code of Conduct, there was a discussion led by Jim Gibbs on meeting conduct of community attendees.

VII. New Business

- A. Bud Tolp nominated David Chappelle for ACC membership. Diana Cole- 2nd. The motion passed.
 - i. Bud also reported that the ACC membership is down to 4 active members including Mr. Chappelle. A 5th member is not attending meetings and is non-responsive to Bud's contacts. Bud will reach out one more time to see if the member wishes to resign.
 - ii. Bud hopes to have two new nominees for the next meeting for the much needed and busy ACC.
- B. Michael Jans reviewed his conversation with attorney Beth Mulcahy regarding requirements and rights regarding political signage. Political signage in Tonto Hills is governed by Maricopa County statute. Michael will submit his notes for posting on tontohills.net should the issue come up in the future.

VIII. Announcements

- A. The next board meeting is scheduled for Wednesday, January 6, 2021 at 6:30 using Zoom
 - B. Future Board Agenda Items
 - i. AGM Preparation and suggestion to change procedure for use of paddles.
 - ii. Resignation of Mark LaLiberte and interim Treasurer.
- IX. Adjournment – Ann DiChiara made a motion to adjourn at 8:14 PM. Michael Jans 2nd. The meeting was adjourned.

Diana Cole 1/6/21

Diana Cole, Secretary