

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes Tuesday, June 10, 2020 6:30

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

- I. Call to Order: 6:36 p.m.
- II. Roll Call
 - A. Present – Diana Cole, Ann Dichiara, Jim Gibbs, Jacki Hoagland, George Hoxie, Michael Jans, Mark LaLiberte, Jamie Norris, Bud Tolp
 - B. Guests – 22 people were on the webinar including the board members.
 - C. Michael Jans reviewed Zoom webinar procedures and offered solutions to initial questions.
- III. Election of Officers and Committee Liaisons
 - A. Diana Cole nominated Michael Jans for president. Ann DiChiara 2nd. Motion passed.
 - B. Mark LaLiberte nominated Ann DiChiara for Vice-President. Jacki Hoagland 2nd. Motion passed.
 - C. Diana Cole nominated Mark LaLiberte as Treasurer. Ann DiChiara 2nd. Motion passed.
 - D. Ann DiChiara nominated Diana Cole as Secretary. George Hoxie 2nd. Motion passed.
 - E. Jacki Hoagland volunteered to be ACC Liaison. Mark LaLiberte 2nd. Motion passed.
 - F. Ann DiChiara volunteered to be THVFD Liaison. Mark LaLiberte 2nd. Motion passed.
 - G. Environmental Liaison – no one would accept this position so the board agreed to share the responsibility.
 - H. Jamie Norris nominated Jim Gibbs as Landscaping Liaison. Mark LaLiberte 2nd. Motion passed.
 - I. Ann DiChiara nominated Jacki Hoagland as Welcome Wagon Liaison. Mark LaLiberte 2nd. Motion passed.
 - J. Cheryl Kaufman has offered to continue to assist with the website and the board expressed their gratitude for her efforts.
- IV. Open Forum
 - A. Michael Jans thanked Bud Tolp for his hard work as President last year, and also thanked Florence O'Connor, Charlene Lavinger and Cheryl Kaufman for serving last year. He also welcomed Jim Gibbs and Jamie Norris to the THIA Board and welcomed Diana Cole back. Michael acknowledged the volunteer hours that it takes to serve on the THIA Board and ACC and expressed his appreciation to all volunteers.
 - B. Steve Rensel questioned possible overpayment of dues for his lots. Mark LaLiberte will investigate and get back to him.
 - C. There were questions on the use of webinars for Board meetings. Michael addressed the recommendation of THIA's attorney which is to use them due to the pandemic and the prevalence of webinar meetings being used by business at this time. Property owners who do not have access to the internet can call in using the phone numbers provided.
 - D. There was a discussion on what were the penalties for board members violating the code of conduct. The board will take this up at a future meeting.
 - E. There was a discussion on the wine bar lighting, crowds and roof color. Kym Westhoff has been advised to go to the ACC regarding the lighting. As Ravensview lighting accesses the

electric box used by the Tonto Hills front entrance, Kym Westhoff has offered to pay for all the electricity generated at that location. There are no restrictions on roof color and several homes also have white roofs in Tonto Hills. Issues regarding wine bar crowds and behavior should be referred to Maricopa County.

- F. An update on the Annual Dues was requested. The motion to increase dues was defeated at the AGM
 - G. There was a question regarding the possibility of gates at the entry to Tonto Hills. The roads are owned by the county so this isn't an option.
- V. Consent Agenda Items:
- A. Acceptance of Meeting Agenda of 6/10/20
 - i. Diana Cole requested the addition of one item of new business to address the release of ballot counts. Michael Jans made a motion to accept the revised agenda. Ann DiChiara - 2nd. The motion passed.
 - B. Approval of Meeting Minutes of 2/5/20.
 - i. Mark LaLiberte made a motion to approve. Ann DiChiara 2nd. The motion passed.
 - C. Approval of Meeting Minutes of 2/18/20
 - i. Mark LaLiberte made a motion to approve. Ann DiChiara 2nd. The motion passed.
 - D. Approval of Executive Session Minutes of 2/5/20
 - i. Mark LaLiberte made a motion to approve. Ann DiChiara 2nd. The motion passed.
 - E. Approval of Executive Session Minutes of 2/18/20
 - i. Deferred until next meeting.
- VI. Code of Conduct, Governing Documents, Website, Email Guidelines
- A. Diana Cole reviewed the documents, code of conduct, website and email guidelines.
 - i. All board members will be ready to certify that they have read the Code of Conduct at the next meeting.
 - ii. Remedies for failure to follow the Code of Conduct will be discussed at the next meeting.
- VII. Unfinished Business
- A. Commercial Lots Whitepaper
 - i. Michael Jans made a motion that the board acknowledge receipt of the whitepaper, thank the chairperson and committee for their work developing it, and commit to take action to engage on this topic during the year. Ann DiChiara 2nd. The motion passed.
 - ii. Bud Tolp reported that the whitepaper did not recommend any change to D of R's or additional action.
 - iii. Bud Tolp will send copies of the paper to new board members Jamie Norris, Jim Gibbs, and Diana Cole
- VIII. New Business
- A. Draft AGM Minutes – Deferred until next meeting
 - B. SSL Certificate for tontohills.net renewal – Mark LaLiberte will pay.

- C. Resident request for release of vote count
 - i. Diana Cole made a motion that vote count summary be released to residents upon request. George Hoxie 2nd. The motion passed
 - D. Discussion of board direction for 2020.
 - i. Michael Jans requested that board members consider how they want to spend the hours that they volunteer on board issues this year. To be discussed at next board meeting.
- IX. Announcements
- A. Jacki Hoagland gave an update on Welcome Wagon results. There are 15 new residents since 2018, 2 new resident packages have been delivered with the help of Cindy Leek, 12 more are ready to go, 9 new residents have been called, and 6 new builds are in progress.
 - B. The next board meeting is scheduled for Wednesday, July 8 at 6:30 using Zoom.
 - i. Michael Jans and Mark LaLiberte offered to assist residents who have issues with Zoom.
 - ii. Jacki Hoagland will provide a Zoom training link to Diana Cole for blasting to the community
- X. Adjournment – Mark LaLiberte made a motion to adjourn at 9:03. Michael Jans 2nd. The meeting was adjourned.

Diana Cole Approved 7/8/20

Diana Cole, Secretary