

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes Wednesday, September 23, 2020 6:30

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

- I. Call to Order: 6:32 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 – 12 residents attended
- III. Open Forum
 - A. Mark LaLiberte addressed a question regarding Carefree Executive Services and their oversight of THIA elections.
 - B. Bud Tolp addressed a question on the roads. The schedule for paving is controlled by MCDOT. Project #TT0609 can be found on their website using this link: <http://gis.maricopa.gov/Projects/?ID=2532>. The expected timeline is late 2021 to Q2 2024 to pave all roads in Tonto Hills.
 - C. Mark LaLiberte and Jim Gibbs answered questions regarding front entrance lighting. Kym Westhoff said that she would be providing temporary solar lighting for the Ravens View parking lot.
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of 9/23/20
 - i. Ann Dichiara made a motion to accept the agenda. George Hoxie – 2nd. The motion passed.
 - B. Approval of Meeting Minutes of 8/19/20
 - i. Mark LaLiberte made a motion to accept. Ann DiChiara – 2nd. The motion passed.
- V. Reports
 - A. Treasurer's
 - i. Mark LaLiberte gave the Treasurer's report. Ann DiChiara made a motion to approve. George Hoxie – 2nd. The motion passed
 - ii. Contract with CES and current list of expectations from CES – postponed until next meeting
 - iii. Summary of THIA Expenses and Hours with CES – postponed until next meeting
 - iv. Mark is expecting a bid for an audit.
 - B. ACC

- i. Bud Tolp gave the ACC report. Plans are under review for lots 65, 20, and 81. Lot 40 has a build in progress. Mark and Bud addressed and resolved a complaint regarding roadway parking and trash on the lot.

C. THVFD

- i. Ann Dichiara gave an update on the THVFD. \$12,000 in THIA funds have been paid to the THVFD so far this year. THVFD insurance is paid through 5/2021.
- ii. There will be no Halloween fundraiser this year due to Covid-19.

D. Environmental

- i. See Open Forum above.

E. Landscaping

- i. Jim Gibbs has hired a new landscaping company, Victor Hernandez Landscaping co. He is working closely with them and so far is please with their work.
- ii. Jim Gibbs reported that several pressure relief valves have been replaced.

F. Welcome Wagon

- i. Jacki Hoagland reported two Welcome Wagon baskets were delivered this month.

VI. Unfinished Business

A. Recommendation on remedies should members fail to comply with Code of Conduct.

- i. Diana Cole, Jim Gibbs, and George Hoxie presented a draft of their recommendations. The board will review and vote on a motion at the next meeting.
- ii. A draft of their recommendation on language for the Bylaws on when Executive Sessions could be called was also presented. The board will review and vote on a motion at the next meeting.

B. Commercial Lots next steps recommendations

- i. Michael Jans requested a motion to approve funds for the committee to seek legal counsel. George Hoxie made the motion. Bud Tolp-2nd. The motion passed.

C. 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

VII. New Business

A. George Hoxie made a motion to amend Article Five of the Bylaws of the Tonto Hills Improvement Association to read:

Section 3. Removal: Any Board member, ACC member or Officer elected or appointed by the Board of Directors may be removed by the Board of Directors whenever, in its judgment, the best interests of the corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the Officer so removed.

Board and/or ACC Member Removal and / or Replacement. Removal of an ACC or Board member will require a majority of votes cast in a mail-ballot recall election by the Association membership, called by the Board of Directors. The vacancy thus created need not be filled unless the Board so elects, or if the Board is reduced to fewer than five members. Members elected to replace a member removed through the recall procedure must be elected by the Association membership.

Section 4. Officer Vacancies: A vacancy in the ACC or Board because of death, resignation, removal, disqualification, or otherwise, may be filled by the board of directors at a public THIA Board meeting for the unexpired portion of the term.

Ann DiChiara-2nd. The motion passed.

- B. Request from Kym Westhoff for approval to place a refrigerated storage container on back side of Raven's View building.
- i. Kym's storage container will be approx. 8x8x20 and will be there for about 3 months while the RavensView kitchen is expanded.
 - ii. Bud Tolp made a motion to approve Kym's request. George Hoxie-2nd. The motion passed.

C. General conduct at THIA and ACC meetings – postponed until next meeting.

VIII. Announcements

A. The next board meeting is scheduled for Wednesday, October 28 at 6:30 using Zoom

B. Future Board Agenda Items

- i. None

IX. Adjournment – Ann DiChiara made a motion to adjourn at 8:01 PM. Michael Jans 2nd. The meeting was adjourned.

Approved Diana Cole 11/11/20

Diana Cole, Secretary

