

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes Wednesday, January 6, 2021 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, Jacki Hoagland, George Hoxie, Michael Jans, Mark LaLiberte, Jamie Norris, Bud Tolp
 - B. Absent – Ann Dichiara, Jim Gibbs
 - C. Guests – 21 Tonto Hills owners attended
- III. Guest Speakers from Maricopa County Department of Transportation – Zoe Richmond, Communications Branch Manager; Casey Miller, Public Information Officer; Zahit Katz, WSP Designer for Tonto Hills Project
 - A. Slide deck from this presentation is attached.
 - B. MCDOT will reach out to residents if easements are required and requested that all residents keep an eye out for mailed notices.
 - C. “The greatest place to live, is the hardest place to design”- Zoe Richmond
- IV. Desert iNet presentation was cancelled.
- V. Open Forum
 - A. Robert Swan Lot #35 gave an overview on the 12/8 fire and the imminent danger that his home was in and damage to surrounding lots. He thanked the THVFD and all neighbors who helped put out the fire. Robyn Baker, Lot #37, supported his statements. Robert and Kathy Swan also submitted the following recommendation and requested the THIA Board take action:
 - i. *REQUIRE LOT OWNERS TO CLEAR THEIR PROPERTY OF GRASS, WEEDS, EXCESS WOOD, DEAD WOOD AND UNDERBRUSH (IN OTHER WORDS, WILDFIRE FUEL) BY MAY 31, 2021, AND REPEAT SUCH CLEARING EFFORTS AT LEAST ONCE EVERY 3 YEARS THEREAFTER. FOCUS SHOULD BE ON AGGRESSIVELY CLEARING DEFENSIBLE SPACE AROUND STRUCTURES AND CREATING FIRE BREAKS ON VACANT LOTS.*
 - ii. *FOR THOSE LOT OWNERS WHO DO NOT COMPLY, FOLLOWING NOTICE TO THEM, THE ASSOCIATION SHOULD HIRE MEMBERS OF THE VOLUNTEER FIRE DEPARTMENT OR GARDENERS TO PERFORM THE CLEARING. AMOUNTS PAID BY THIA SHOULD BE BILLED TO AND COLLECTED FROM THE PARCEL OWNERS. IF NEEDED, LIENS SHOULD BE PLACED ON PARCELS TO ENSURE THAT THE ASSOCIATION'S DISBURSEMENTS ARE ULTIMATELY REIMBURSED.*
 - iii. *CLEARED MATERIALS SHOULD AGAIN BE EMPTIED INTO AS MANY ASSOCIATION-UNDERWRITTEN DUMPSTERS AS ARE NEEDED TO MEET THE EXPECTED INCREASED DEMAND.*

- iv. *RESULTS OF CLEARING WORK PERFORMED SHOULD BE EVALUATED AND APPROVED BY BOTH A QUALIFIED MEMBER OF THE VOLUNTEER FIRE DEPARTMENT AND AN ASSOCIATION BOARD OR ACC COMMITTEE MEMBER. IF DEEMED UNACCEPTIBLE, WRITTEN NOTICES OF DEFICIENCIES SHOULD BE GIVEN TO OMPLIANT LOT OWNERS AND 30-DAY REMEDIATION REQUIRED.*
- v. *REQUIREMENTS FOR CONSTRUCTION SITES MUST BE ENHANCED TO ENSURE CONTRACTORS AND/OR OWNERS PREVENT OR AT LEAST QUICKLY SUPPRESS JOBSITE FIRES BY THEMSELVES. THEY MUST CONSIDER LOCAL CONDITIONS WHICH OFTEN INCLUDE DROUGHT AND WIND. UNANNOUNCED JOBSITE INSPECTIONS BY VOLUNTEER FIRE DEPARTMENT OR ACC PERSONNEL MUST BE PERMITTED. PRESCOTT AND SCOTTSDALE HAVE WILDFIRE PREVENTION PLANS THAT COULD SERVE AS ACCEPTABLE MODELS.*
- vi. *UPON IMPLIMENTATION OF THE PRECEEDING RECOMMENDATIONS, RECORDS OF ACTIONS NEEDED AND TAKEN, PARCEL-BY-PARCEL, SHOULD BE KEPT BY THE ASSOCIATION AND THE VOLUNTEER FIRE DEPT.*

- B. Rick Nelson, DWID Chairman, reported that the DWID is in the process of modifying their Policies and Procedures to include certain requirements in a service agreement related to fire safety on new builds and remodels.
- C. Lynn Mullikin, Lot 171, initiated a discussion on balancing natural vegetation requirements with fire safety.
 - a. Bud Tolp stated: Maricopa County's Hillside Ordinance for R-35 Zoning controls total disturbance area of lot depending on lot topography. MC County will also review and address any further restrictions when a builder submits its Grading and Drainage Plans to MC County for approval. A 30 foot clearance of vegetation around house structure(s) for fire safety is a generally accepted recommendation and guideline.

VI. Consent Agenda Items:

- A. Acceptance of Meeting Agenda of 01/06/21
 - i. George Hoxie made a motion to accept the agenda. Bud Tolp – 2nd. The motion passed.
- B. Approval of Meeting Minutes of 11/11/20
 - i. George Hoxie made a motion to accept. Jamie Norris – 2nd. The motion passed.

VII. Mark LaLiberte resignation as Board Member and Treasurer

- A. Mark LaLiberte rescinded his resignation from the Board and agreed to stay on as Treasurer until a new board is elected in March. Michael Jans accepted the rescinding of his resignation. The Board thanks Mark for continuing to execute this vital role.

VIII. Reports

- A. Treasurer's

- i. Mark LaLiberte gave the Treasurer's report using a new format which easily shows year to year comparisons.
- ii. 15 owners are in arrears for dues totaling \$3500. Two have received lien letters to date.
- iii. Mark reported that more dumpsters were used this year than last and is expecting another increase next year as more lots are cleared for fire safety.
- iv. A dues increase is required to keep the THIA solvent and will be presented for a vote at the upcoming AGM.
- v. George Hoxie made a motion to accept the Treasurer's report. Jamie Norris -2nd. The motion passed.

B. ACC

- i. Jacki Hoagland reported that at the last meeting there were discussions on the 12/8 fire and a request for a 9 ft. tower to aid with internet reception.

C. THVFD

- i. Rick Holasek, Asst. Chief, gave an update on the THVFD.
- ii. He asked community members to redouble their efforts on fire mitigation. 7 THVFD members along with crews from Rural Metro and Scottsdale responded to the 12/8 fire. Both brush trucks were used to help contain the fire. He reported that there could have been significantly more damage had the 9 mph winds been blowing in the opposite direction.
- iii. \$1,650 in new donations has come in and has been used to purchase much needed equipment.
- iv. The THVFD still needs more volunteers.
- v. The THVFD is reviewing becoming a Firewise Community.

D. Environmental

- i. George Hoxie gave an update for Desert iNet. Desert iNet will be overlaying a new technology later in 2021 that incorporates a house to house backhaul that can get around Line of Sight issues with the tower. With this technology and a new fiber feed (working with DWID on this) Desert iNet expects to be able to offer 100 mbps to 1 Gbps speeds.
- ii. Kristine Holasek and Tom Cagliotti discussed research on the Maricopa County Dark Skies initiative. The board agreed to provide the information to the community via an email blast. Further action will be deferred until the new board is in place.

- iii. George Hoxie addressed horse concerns and stated that any complaints should be directed to Maricopa County.

E. Landscaping

- i. Jamie Norris reported for Jim Gibbs. There is a leak at the entrance landscaping so the water was temporarily turned off pending repair.

F. Welcome Wagon

- i. Nothing to report this month.

IX. Unfinished Business

A. Commercial Lots next steps recommendations

- i. Bud Tolp will report on ACC actions to begin defining DoR terms at the next meeting.
- ii. Bud also reported that a potential buyer for commercial lot 215 across from RavensView has provided information to the ACC on intended use. The intention is to use for office and inside vehicle storage.

B. Recommendations on

- i. Contract Procurement and Management Process – postponed until next meeting
- ii. Financial Presentation Model – Completed and in place
- iii. Financial Controls – postponed until next meeting
- iv. Assuring Financial Health of THIA – Mark LaLiberte will begin working on a written justification to present to the community regarding a dues increase for THIA. An informational Zoom meeting to be held prior to the AGM was also discussed.

X. New Business

A. Amplified music from RavensView

- i. George Hoxie reported that although he has received general comments, no specific complaint has been lodged with the Board. The Maricopa County noise ordinance was reviewed and no one believed that RavensView is not in compliance. Both George and Michael Jans have discussed informally with Kym Westhoff. No further action was taken.

B. AGM Preparation

- i. The AGM date is 3/24/21 and will be held via Zoom due to the pandemic.
- ii. Diana Cole reviewed critical dates and voting procedures. Votes for Board/ACC members and any vote for a dues increase will be mailed/emailed/dropped off directly to CES with a due date of 3/23/21.

iii. Diana Cole made a motion to approve the 2021 AGM Announcement Letter with Candidate and Agenda form. Bud Tolp-2nd. The motion passed.

XI. Announcements

A. The next board meeting is scheduled for Tuesday, February 9, 2021 at 6:30 using Zoom

B. Future Board Agenda Items

XII. Adjournment – Diana Cole made a motion to adjourn at 8:21 PM. Michael Jans 2nd. The meeting was adjourned.

Diana Cole 2/09/21

Diana Cole, Secretary