

# Tonto Hills Improvement Association

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

## Board of Directors Meeting Minutes Tuesday, February 9, 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, Ann Dichiara, Jim Gibbs, Jacki Hoagland, George Hoxie, Michael Jans, Mark LaLiberte, Jamie Norris, Bud Tolp
  - B. Guests – 7 Tonto Hills owners attended
- III. Open Forum
  - A. Diana Cole and Jim Gibbs presented information on behalf of the Hellges in Lot 126. They report a continual stream of trespassers on their lot and the adjacent vacant lot as well as illegal parking in the cul-de-sac.
    - i. Bud Tolp advised that street parking is illegal in Tonto Hills according to MCDOT due to narrow streets
  - B. Michael Jans presented information on behalf of Charlie Civer regarding aircraft noise. Michael will reach out to Desert Mountain to see if they are working on an initiative to address the noise.
  - C. Michael thanked members Jamie Norris, Mark LaLiberte and George Hoxie for their service to the board, as they will not be rejoining the board this year.
- IV. Consent Agenda Items:
  - A. Acceptance of Meeting Agenda of 02/09/21
    - i. Diana Cole made a motion to accept the agenda with a deletion of the agenda item relating to the animals on the Yucca lot and with the addition of Fire Mitigation under New Business. Ann DiChiara – 2<sup>nd</sup>. The motion passed.
  - B. Approval of Meeting Minutes of 01/06/21
    - i. George Hoxie made a motion to accept. Mark LaLiberte – 2<sup>nd</sup>. The motion passed.
- V. Reports
  - A. Treasurer's
    - i. Mark LaLiberte gave the Treasurer's report. Mark LaLiberte made a motion to accept. Ann DiChiara – 2<sup>nd</sup>. The motion passed.
    - ii. There was a discussion on the standpipes needed for fire prevention. It is estimated that at least 4 new standpipes at an expense of approximately \$2800 each are needed. The DWID will bear the costs of repairing existing standpipes. This work needs to be completed no later than May 2023.
    - iii. Mark presented the Justification for an Annual Dues Increase. Diana Cole made a motion that the board approve a \$75 per lot annual increase. George Hoxie -2<sup>nd</sup>. The motion passed.
    - iv. Michael Jans and Mark LaLiberte will host an informational call via zoom on the dues increase motion on 2/15/21.
  - B. ACC
    - i. Bud Tolp gave the ACC report. See ACC minutes for further details.
  - C. THVFD

- i. Ann DiChiara reported the fire department is beginning to explore Firewise certification.
  - D. Environmental
    - i. George Hoxie brought up a concern related to the DWID and lot 40's water supply. He will present his concerns to the DWID.
  - E. Landscaping
    - i. Jim Gibbs advised a cost of \$397 per dumpster with an estimated start date of 3/1.
    - ii. Jim presented an estimate for No Parking in Tonto Hills signs to be posted at each entrance. Diana Cole made a motion to allocate \$300 for signage. Ann DiChiara- 2<sup>nd</sup>. The motion passed
      - a. George Hoxie will contact MCDOT and request that they provide "No Parking" signs for Tonto Hills as well.
      - b. Michael Jans will contact Kym Westhoff regarding patrons parking on the streets and medians and request her assistance with enforcement.
    - iii. Jim Gibbs reported a new light is needed at the entrance. He will procure and install.
    - iv. Jim Gibbs suggested boulders be placed on the median to prevent parking and driving across the median. The board supported that action. Jim will place boulders on the median.
  - F. Welcome Wagon
    - i. Nothing to report this month.
- VI. Unfinished Business
  - A. Commercial Lots next steps recommendations
    - i. Nothing to report this month.
  - B. Recommendations on
    - i. Contract Procurement and Management Process
      - a. Michael Jans presented Procurement Guidelines. George Hoxie made a motion that the guidelines be approved and added to our Policies and Procedures. Bud Tolp-2<sup>nd</sup>. The motion passed.
    - ii. Financial Controls – postponed until next meeting
  - C. Dues Increase – See Treasurer's report
  - D. Preparation for AGM
    - i. Ann DiChiara made a motion to accept the AGM documents as submitted by Diana Cole. Jim Gibbs- 2<sup>nd</sup>. The motion passed.
- VII. New Business
  - A. Motion to Increase Property Transfer fee from \$250 to \$350.
    - i. George Hoxie made a motion to increase the Property Transfer fee from \$250 to \$350 effective immediately. Jim Gibbs – 2<sup>nd</sup>. The motion passed.
  - B. Fire Mitigation
    - i. Diana Cole made a motion to make Fire Mitigation a joint part of the Environmental monthly report. Bud Tolp – 2<sup>nd</sup>. The motion passed.
    - ii. The Dumpster announcement will more aggressively mention fire prevention and will be kept longer than usual.

iii. Robert Swan volunteered to share Desert Mountain's guidelines on landscaping.

VIII. Announcements

- A. The next board meeting is TBD
- B. Future Board Agenda Items

IX. Adjournment – Michael Jans made a motion to adjourn at 8:46 PM. Ann DiChiara- 2<sup>nd</sup>. The meeting was adjourned.

Diana Cole 4/7/21

Diana Cole, Secretary