

Tonto Hills Improvement Association

President: Michael Jans
Vice President: Nancy Nelson
Treasurer: Kathleen Kuchta
Secretary: Diana Cole

Board of Directors Meeting Minutes Wednesday May 6, 2021 6:30

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

- I. Call to Order: 6:30 p.m.
- II. Roll Call
 - A. Present – Robyn Baker, Diana Cole, Ann Dichiara, Jim Gibbs, Jacki Hoagland, Michael Jans, Kathleen Kuchta, Nancy Nelson, Bud Tolp
 - B. Guests – 8 Tonto Hills owners attended
- III. Open Forum
 - A. Robert Tattle initiated a discussion on the initial clearing of Lot# 230A by Kym Westhoff and whether appropriate THIA approvals had been obtained. Michael Jans requested that Mr. Tattle send written correspondence to the board with his concerns.
 - i. Mr. Tattle also questioned availability of ACC minutes. ACC minutes are not distributed until they are approved.
 - B. Jacki Hoagland suggested that there may be community interest in pickle ball courts and could be a potential investment for commercial lot owners.
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of 05/06/21
 - i. Ann DiChiara made a motion to accept the agenda with “Pickle ball courts” added under New Business. Robyn Baker – 2nd. The motion passed.
 - B. Approval of Meeting Minutes of 04/07/21
 - i. Robyn Baker made a motion to accept. Ann DiChiara – 2nd. The motion passed.
 - C. Approval of Special Meeting Minutes of 03/23/21
 - i. Robyn Baker made a motion to accept. Ann DiChiara – 2nd. The motion passed.
- V. Reports
 - A. Treasurer’s
 - i. Kathleen Kuchta gave an abbreviated Treasurer’s report, as she had just received the information from CES.
 - ii. Contract with CES – Kathleen Kuchta will review in light of the new procurement policy procedures and get 2 or 3 additional bids. Nancy Nelson will assist.
 - iii. Kathleen Kuchta will send out a summary of CES current duties to the board for review.
 - iv. Audit – postponed pending outcome of contract.
 - B. ACC
 - i. Bud Tolp gave the ACC report. Bud Tolp will continue as Chair. Rick Nelson will be Secretary/Records and Sam Brandt will be Expediter. All ACC members affirmed that will abide by the Code of Conduct, and will review the Addendum A Policies and Procedures for ACC. The ACC will also review checklists in use for inclusion in the document and review for any other needed updates.
 - ii. The ACC meeting on May 25 will be via zoom, but the ACC would then like to resume in person meetings for the summer at the church following COVID guidelines in order to better facilitate plan reviews. Kathleen Kuchta will research past church

donations from the THIA for use of their meeting rooms and make a recommendation.

C. Environmental and Road Safety

- i. Robyn Baker made contact with MCDOT's Casey Miller. Some residents who may be impacted by easement issues with the road paving have received letters from Acquisition Sciences. Residents who have not received letters should not be impacted.
- ii. Robyn reviewed past road paving surveys and concerns of residents. The main three issues are concerns about speeding, the heat island effect, and desire for a roadside path for running, walking, and horses.
 - a. Robyn would like to get a small group of people to meet with the designers to address these issues.
 - b. Robyn will draft a communication to the community asking for any other concerns regarding paving.
- iii. Robyn will also draft a communication to the community to survey trash needs and company satisfaction before researching one trash company to provide service to Tonto Hills residents. This initiative would be part of the effort to reduce speeding in Tonto Hills.

D. Landscaping and Fire Mitigation

- i. Jim Gibbs reported the dumpsters and landscaper suggestions were successful in assisting community members to remove brush from their lots.
- ii. Jim has found it very difficult to get pricing for a contractor with a wood chipper to service multiple lots in Tonto Hills. He suggests that individual lot owners contract with a wood chipping company if they are interested.
- iii. Jim also discussed sending out hard copies of fire mitigation materials to lot owners who do not have email.

E. THVFD and Firewise

- i. Rick Holasek gave an update on the Firewise initiative. State Forestry did a risk assessment of Tonto Hills on May 5. Rick will provide next steps to gaining Firewise status to the community.
- ii. Nancy Nelson will be keeping a log of lot/home owners who have had their lots assessed (by Charles of the Forest Service or otherwise) or remediated. Tonto Hills residents please email fire@tontohills.net if you have completed either task or have any questions about getting this done.
- iii. Ann and Rick discussed the need for volunteers for the Firewise program. They need any volunteers for many different roles - not just fire-fighting. Email fire@tontohills.net if you can volunteer.
- iv. Nancy Nelson has a volunteer log sheet to record hours that any member of Tonto Hills may have spent on fire mitigation. Email fire@tontohills.net with that information.
- v. Ann DiChiara and Nancy Nelson will develop a community blast to provide more information.

F. Welcome Wagon

- i. Jacki Hoagland reported that she is meeting with Welcome Wagon volunteers in two weeks.

VI. Unfinished Business

A. Commercial Lots next steps recommendations

- i. Bud Tolp will make this an action item with the ACC and report back to the board at the next meeting.

B. Recommendations on Financial Controls

