

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes Wednesday June 2, 2021 6:30

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

- I. Call to Order: 6:31 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 – 14 Tonto Hills owners attended
- III. Open Forum
 - A. Rick Holasek mentioned the abundance of cigarette butts throughout the neighborhood as a fire hazard.
 - B. Tom Cagliotti brought up an increase in dog poop not being picked up by Tonto Hills residents.
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of 06/02/21
 - i. Diana Cole made a motion to accept the agenda with Approval of Executive Session Minutes added under Consent Agenda Items. Ann DiChiara – 2nd. The motion passed.
 - B. Approval of Meeting Minutes of 05/06/21
 - i. Diana Cole made a motion to accept. Ann DiChiara – 2nd. The motion passed.
 - C. Approval of Executive Session Minutes of 05/06/21
 - i. Diana Cole made a motion to accept. Ann DiChiara – 2nd. The motion passed.
- V. Reports
 - A. Treasurer's
 - i. Kathleen Kuchta gave the Treasurer's report
 - ii. Kathleen Kuchta made a motion to approve the 2021-2022 Budget. Ann DiChiara- 2nd. Nancy Nelson commented that the \$9350 in unanticipated expenses could be put towards future standpipes. The motion passed. (See approved Budget attached).
 - iii. Kathleen Kuchta reviewed Carefree Executive Services per our Procurement Policy requirements, in particular in relation to sustainability and cost. Kathleen Kuchta, Nancy Nelson and Diana Cole have reviewed the services provided by CES and believe some services can be accomplished by board members. Kathleen Kuchta made a motion to engage Foothills Accounting to do our QuickBooks and financial reporting services at their rate of \$150/ month to begin no less than 30 days from now to provide CES with adequate notice. Nancy Nelson – 2nd. The motion passed.
 - iv. Kathleen Kuchta reviewed our Policy for Late Dues. 1 lot is in significant arrears. Kathy will contact them for payment prior to the next board meeting.
 - v. Kathleen Kuchta and Jim Gibbs reviewed our current policies for TH residents who are delinquent in dues and considered “ no longer in good standing” in terms of voting rights and the ability to hold Board or ACC positions as covered in Section 1H of the DofR's and Article 9 Section 3 of the Bylaws of the THIA. Kathleen Kuchta, Jim Gibbs and Robyn Baker will review and make recommendations to clarify the language in the Bylaws.

- vi. Kathleen Kuchta discussed concerns with missing and adulterated mail from the USPS.
 - B. ACC
 - i. Bud Tolp stated the next ACC meeting is scheduled for June 3.
 - C. Environmental and Road Safety
 - i. Robyn Baker reported on her request to neighbors for roadway concerns other than walking paths, heat island Effect, and speed. No other concerns were reported. Robyn will go back to MCDOT to ask them if they are able to accommodate plan changes before proceeding to meet with designers.
 - D. Landscaping and Fire Mitigation
 - i. Jim Gibbs reported there is a significant leak in the irrigation at the entrance. Jim has received an estimate for repair of \$1429. Ann DiChiara made a motion to authorize Jim to spend up to \$1500 to repair and replace as needed. Nancy Nelson – 2nd. The motion passed.
 - ii. Jim Gibbs reported that 10 dumpsters were used this year and there has been substantial cleanup of lots.
 - iii. Jim Gibbs discussed signage to be replaced at the corner of Old Mine and Sombrero. Jim will order more signs.
 - E. THVFD and Firewise
 - i. Rick Holasek is waiting for the State Forestry risk assessment report on Tonto Hills. The next step will be to form a Community Board focused on the Firewise Initiative.
 - ii. Ann DiChiara reported that there will be a “Ladies of Tonto Hills” Meet and Greet on June 11 at the home of Jacki Hoagland to encourage volunteering.
 - F. Welcome Wagon
 - i. Nothing new to report.
- VI. Unfinished Business
 - A. Commercial Lots next steps recommendations
 - i. Bud Tolp and Michael Jans plan to meet again with Rod Jarvis, a zoning and land use planning attorney.
 - B. Road Safety
 - i. Robyn Baker reviewed the results of the survey conducted with Tonto Hills residents regarding which trash companies are used and what services are needed. It does not appear that using one company is feasible but Robyn will approach each company for a special Tonto Hills rate.
 - C. Review of Section 1H of the DoR’s and our lien process for delinquent payment and non-payment of dues - Previously reported above
 - D. Electronic Payment of dues
 - i. Nancy Nelson reviewed Zell, Venmo and PayPal. She will continue to research.
 - E. Pickle Ball Courts
 - i. Jacki Hoagland described using THVFD property for the courts and using fees to cover their maintenance and as a source of fundraising for the THVFD.
 - ii. Jacki Hoagland and Nancy Nelson will develop an email to gauge community interest
 - iii. Nancy Nelson and Ann DiChiara will check on THVFD insurance coverage should this move forward.
 - F. Dark Skies Initiative
 - i. Tom Cagliotti reviewed the proposal he and Kristine Holasek presented to the board.
 - ii. Nancy Nelson made a motion that the report be received. Kathleen Kuchta-2nd. The motion passed.

- iii. Nancy Nelson will collate questions and comments from the board regarding this initiative.

VII. New Business

A. Motion Sensor Lights at Mailboxes

- i. There was a discussion on installing motion sensor lights at the mailboxes due to safety concerns. There is no electricity at the mailboxes. Robyn Baker will check on the availability of low lumen solar lights.

B. Resuming in person board meetings

- i. There was a discussion on resuming in person or hybrid board meetings either at the THVFD firehouse or at the church. Because of concerns on personal spacing and the noise of the AC at the firehouse, the church was preferred with an option to zoom in. Diana Cole will contact the church to see if meetings can resume there and if there are any restrictions in place.

VIII. Announcements

A. The next board meeting is Wednesday, July 14 at 6:30

B. Future Board Agenda Items – none

- IX. Adjournment– Ann DiChiara made a motion to adjourn at 8:34 PM. Robyn Baker- 2nd. The motion passed.

Diana Cole 0716/21

Diana Cole, Secretary