

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes Wednesday September 15, 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 – 10 Tonto Hills owners attended all via ZOOM
- III. Open Forum
 - A. Tara Laman asked how much was spent on legal ytd. Kathy Kuchta reported \$400.
 - B. Tara Laman asked about when the standpipes would be put in. Rick Nelson answered that final placements will occur once the road paving plan is 95% complete.
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of 09/15/21
 - i. Ann DiChiara made a motion to accept the agenda. Robyn Baker – 2nd. The motion passed.
 - B. Approval of Meeting Minutes of 07/14/21
 - i. Robyn Baker made a motion to accept. Nancy Nelson– 2nd. The motion passed.
- V. Reports
 - A. Treasurer's
 - i. Kathleen Kuchta gave the Treasurer's report.
 - a. \$49783 in Checking account; \$2000 in ACC account; \$89,400 in savings.
 - ii. Subpoenaed documents have been returned. The transition of accounting services was seamless.
 - iii. The resident who had liens on their property is now current. Beth Mulcahy, attorney, assisted in the process. Legal fees were paid by the residents involved.
 - B. ACC
 - i. Bud Tolp reported that the ACC is working on amendments to the Addendum A to the Bylaws of THIA - ACC Policies and Procedures document and will have a draft to the board prior to the next meeting.
 - C. Environmental and Road Safety
 - i. Robyn Baker is speaking with MCDOT regarding a community forum to discuss road design within Tonto Hills. This would be an in person meeting with a ZOOM option. However, MCDOT will not do a speeding study until after the roads are paved. Robyn and Michael will draft a communication asking for resident input on speeding details.
 - ii. Trash Services – Robyn Baker is still communicating with Waste Management regarding details of their exclusive proposal for Tonto Hills.
 - iii. Robyn also reported that MCDOT did a first pass at road clean-up after the rains and will continue to complete road clean-up. The delay is due to the extent of damage

throughout the county. If a resident has specific concerns re road damage by their parcel they can contact Casey Miller at MCDOT or Robyn Baker who will pass the info along.

- D. Landscaping and Fire Mitigation
 - i. Jim Gibbs reported that the irrigation at the front is working well.
 - ii. Solar motion-activated lights have been installed at the mailboxes. They were donated by Brilliance LED located at 7202 East Cave Creek Road, Suite 3A Carefree, AZ 85377. Nancy Nelson and Kathy Kuchta will send them a thank you from the community.
 - iii. Jim Gibbs reported that only 2 lots are still concerns for potential fire hazards. Michael Jans will reach out to the lot owners in question.
 - E. THVFD and Firewise
 - i. Ann DiChiara reported that the FIREWISE certificate was received on 8/9/21. The next step is developing a planning committee.
 - ii. Ann is developing an email to inform neighbors about charges for ambulance service from Rural Metro.
 - F. Welcome Wagon
 - i. Nothing to report
 - VI. Unfinished Business
 - A. Commercial Lots next steps recommendations
 - i. Nothing to report. Meeting still planned.
 - B. Electronic Payment of dues
 - i. Nancy Nelson is looking at using Zelle through Chase.
 - C. Pickle Ball Courts Community Email
 - i. Tabled until next meeting
 - D. Dark Skies Feedback
 - i. Nancy Nelson will resend the white paper she wrote for board review. Board will determine which items require action.
 - E. Motion Sensor Lights at Mailboxes
 - i. See above
 - ii. Jim Gibbs reported that a covering for the mailboxes could run around \$10,000. Diana Cole made a motion to remove this item from the agenda. Robyn Baker-2nd. The motion passed.
 - VII. New Business
 - VIII. Announcements
 - A. The next board meeting will be via ZOOM on Tuesday, Oct. 19 at 6:30
 - B. Future Board Agenda Items – none
 - IX. Adjournment– Robyn Baker made a motion to adjourn at 7:26 PM. Ann DiChiara- 2nd. The motion passed.
-

Diana Cole 12/1/21

Diana Cole, Secretary